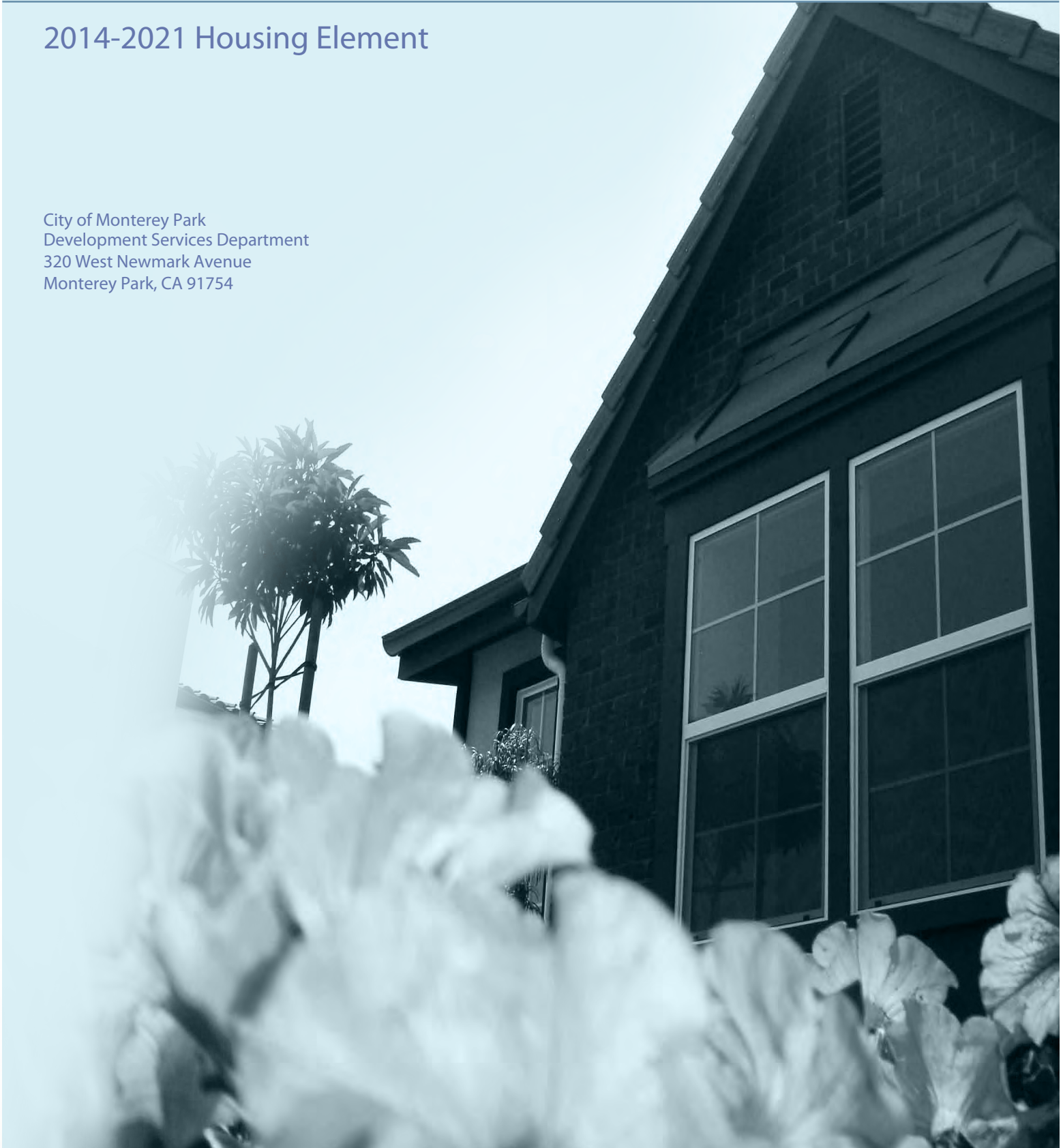


# City of Monterey Park

## 2014-2021 Housing Element

City of Monterey Park  
Development Services Department  
320 West Newmark Avenue  
Monterey Park, CA 91754





**City of Monterey Park**

**2014-2021**

**Housing Element**

August 2013

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# TABLE OF CONTENTS

## *Housing Element*

*The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.*

- California Government Code,
- Section 65580



## Page

### **Introduction 1**

Role of the Housing Element .....	1
State Requirements and Legislative Changes.....	1
Relationship to Other General Plan Elements .....	3
Public Participation .....	3
Data Resources .....	4
Housing Related Plans & Programs.....	5

### **Housing Needs Assessment.....7**

Demographic and Household Characteristics and Trends .....	8
Income and Employment.....	13
Special Needs Population.....	16
Projection of Current Housing Needs .....	21
Housing Issues .....	25
Affordable Housing in Monterey Park.....	32
Projected Housing Need .....	36

### **Housing Constraints Analysis .....37**

Market Constraints .....	37
Governmental Constraints .....	42
Land Use Controls .....	42
Building Codes and Enforcement .....	56
On- and Off-Site Improvements .....	57
Fees and Exactions.....	58
Processing and Permit Procedures.....	60
Housing for Persons with Disabilities .....	65
Environmental and Infrastructure Constraints.....	67

### **Housing Resources.....69**

Availability of Sites for Housing .....	69
Housing Resources .....	87

### **Review of Past Accomplishments .....93**

### **Housing Plan .....103**

Conserve and Improve Existing Housing .....	103
Remove Barriers to Housing Development .....	106
Provide Adequate Housing Sites .....	109
Assist in the Development of Affordable Housing.....	112

Promote Fair Housing Practices .....	114
Summary of Quantified Objectives .....	115
<b>Appendix A .....</b>	<b>117</b>
Important Terms & Concepts .....	117
Table A-1: Sites Inventory.....	120
Table A-2: Qualified Entities (Transfer of Ownership for At-Risk Projects) .....	122

## LIST OF TABLES

Table H-1 Population Growth in Monterey Park and Surrounding Communities .....	8
Table H-2 Comparison of AGE Distribution: 2010 .....	9
Table H-3 School Enrollment for Elementary Schools Located in Monterey Park: 2000-2010	10
Table H-4 Comparison of Average Household Size: 2010 .....	11
Table H-5 Race and Ethnicity: 2010 .....	12
Table H-6 Households by Type and Income Category .....	14
Table H-7 Occupation of Residents .....	15
Table H-8 Major Employers .....	15
Table H-9 Monterey Park Developmental Disabilities .....	18
Table H-10 Housing Assistance Needs of Lower Income Renter Households .....	22
Table H-11 Housing Assistance Needs of Lower Income Owner Households and Total Households .....	22
Table H-12 Monterey Park Population and Housing Growth Comparison .....	23
Table H-13 Housing Type 2000 and 2010 .....	24
Table H-14 Age of Housing Stock – 2010.....	26
Table H-15 Los Angeles County Home Prices - 2011 .....	28
Table H-16 2012 HUD Fair Market Rent for the Los Angeles-Long Beach Metro Area .....	29
Table H-17 Housing Affordability for Lower Income Residents, Los Angeles County.....	31
Table H-18 Section 8 Recipients in Monterey Park by Unit Type .....	32
Table H-19 Assisted Housing Inventory .....	33
Table H-20 Market Value of At-Risk Projects .....	34
Table H-21 Total Annual Subsidy required .....	35
Table H-22 2013-2021 Regional Housing Needs Allocation (RHNA) .....	36
Table H-23 Vacant Residential Land Prices.....	39
Table H-24 Disposition of Conventional Home Purchase Loan Applications for the Los Angeles-Long Beach-Glendale MSA (2010).....	41
Table H-25 Disposition of Government-Assisted Home Purchase Loan Applications for the Los Angeles-Long Beach-Glendale MSA (2010) .....	41
Table H-26 Southern California Notices of Default.....	42
Table H-27 Residential Land Use Designations.....	43
Table H-28 Residential Development Standards.....	47
Table H-29 Parking Requirements.....	48
Table H-30 Mixed-Use Development Standards .....	49
Table H-31 Permitted Residential uses .....	50
Table H-32 Density Bonus Program .....	55
Table H-33 Community Development Department Development Fees .....	58
Table H-34 Total Impact Fees .....	59
Table H-35 Vacant Land Inventory .....	70
Table H-36 Approved Development Projects.....	72
Table H-37 Mixed-USE OPPORTUNITY Sites .....	77
Table H-38 Comparison Of Sites Inventory and RHNA .....	87
Table H-40 Summary of 2008-2014 Quantified Objectives and Progress.....	94
Table H-41 Monterey Park Housing Element Accomplishments for the 2008-2014 Planning Period.....	96
Table H-42 Summary of 2013-2021 Quantified Objectives .....	116

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## LIST OF FIGURES

Figure H-1 Median Household Income by Race/Ethnicity .....	13
Figure H-2 Tenure by Number of BedRooms - 2010.....	25
Figure H-3 Planning Application Process Flow Chart.....	61
Figure H-5 Site #1: Atlantic 1 .....	79
Figure H-6 Site #2: Atlantic 2 .....	80
Figure H-7 Site #3: Atlantic 3 .....	81
Figure H-8 Sites #4: Atlantic 4 .....	82
Figure H-9 Sites #5: Garfield 1 .....	83
Figure H-10 Site #6: Garfield 2.....	84
Figure H-11 Site #7: Garfield 3.....	85
Figure H-12 Site #8: Garvey 1.....	86
Figure H-13 Site #9: Garvey 2.....	87

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# INTRODUCTION

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Monterey Park is a socioeconomically and racially/ethnically diverse community in the west San Gabriel Valley. With a population of 60,269 in 2010, the City experienced relatively flat growth in the past decade, particularly during the economic downturn that began in 2007. However, regional growth pressures and regional growth policies focused on providing opportunities for new housing in urban Los Angeles County communities like Monterey Park means that local land use policy will need to continue to accommodate applications for housing development through the next decade. The Housing Element represents the City's efforts to provide housing opportunities for all segments of the community. The Element identifies housing needs in the City and sets forth the policies to guide future housing development consistent with policies in the General Plan.

## Role of the Housing Element

The Housing Element is one of the seven mandatory elements of the General Plan; it specifies ways in which the housing needs of existing and future resident populations can be met. It must be updated every four or eight years, consistent with State Housing Element laws; this Housing Element covers a period extending from January 2014 through September 30, 2021.

The Housing Element's policies and programs include:

- Identification and analysis of existing and projected housing needs, resources, and constraints;
- A statement of goals, policies, quantified objectives, and scheduled programs for preservation, improvement, and development of housing;
- Identification of adequate sites for housing; and
- Adequate provision for existing and projected needs of all economic segments of the community.

The Housing Element establishes the City's priorities for allocating diminishing resources on housing programs. While housing policies do not commit the City to directly producing new housing units consistent with regional housing goals, this Element shows how Monterey Park will accommodate the desires of property owners and the development community to provide housing for residents of all income ranges and needs.

## State Requirements and Legislative Changes

The California Legislature states that a primary housing goal for the State is ensuring every resident has a decent home and suitable living environment. Section 65580 of the California Government Codes describes the goal in detail:

- a. The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farm-workers, is a priority of the highest order.
- b. The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- c. The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.
- d. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community.
- e. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

Section 65581 of the California Government Code reflects the Legislative intent for mandating that each City and County prepare a Housing Element:

- a. To assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal.
- b. To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goals.
- c. To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.
- d. To ensure that each local government cooperates with other local governments in order to address regional housing needs.

State law requires housing elements to be updated every four to eight years, depending on Housing Element compliance, to reflect a community's changing housing needs. SB 375, adopted in 2008, modified Housing Element Law to help achieve consistency between regional governmental agency's Regional Transportation Plan and the Regional Housing Needs Assessment allocation, including synchronizing the dates these plans are updated (Government Code Section 65588[b] and [f]). The Government Code also requires that each draft Housing Element be reviewed by the California Department of Housing and Community Development and that the Department's findings be incorporated prior to adoption, or that specified findings be made in response to the Department's comments.

In response to changing State law pertinent to housing elements, this updated Housing Element addresses one new State law that is intended to assess housing needs of developmentally disabled persons (SB 812 and Government Code Section 65583[a][7] as revised).

### **Relationship to Other General Plan Elements**

The Monterey Park General Plan includes these elements: Land Use, Economic Development, Circulation, Housing, Safety and Community Services, Resources, Healthy Community, and Sustainable Community (with the latter two scheduled for adoption in 2014). The Housing Element builds upon the other Elements, and is consistent with the General Plan's policies and proposals. For example, residential densities established in the Land Use Element are reflected in the Housing Element and form the basis for establishing the residential capacity within the City. Environmental constraints identified in the Safety Element, such as areas of the City in which potential residential development could be impacted by landslides or seismic activity, are also recognized in the Housing Element. State law requires that the Safety and Conservation Elements include an analysis and policies regarding flood hazard and management information upon revisions to the Housing Element. When any element of the General Plan is amended, the City will review the Housing Element and if necessary, amend it to ensure continued consistency among elements.

### **Public Participation**

The Housing Element must reflect the values and preferences of the residents, and therefore, citizen participation is an important component of the development of this Element. Section 65583(c)(8) of the Government Code states that the local government shall make "a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element." This process not only includes residents of the community, but also participation from local agencies and housing groups, community organizations, and housing sponsors.

A General Plan Advisory Committee (GPAC), formed as part of the 2001 General Plan update process, was reestablished to review draft General Plan Elements prepared beginning in 2012,

including the Housing Element. A meeting was held on December 17, 2012 with the GPAC to provide information on the preliminary draft Housing Element policy directives and to receive feedback. Comments from GPAC members related to clarifications in the document and typographical corrections, which were integrated into the Public Review Draft.

As part of the Housing Element update process, the public was invited to participate at a Planning Commission Study Session on May 14, 2013. Invitations to the meeting were distributed to the following service providers:

- Housing Rights Center
- Ability First/East Los Angeles Center
- MERCI: Mentally & Educationally Retarded Citizens Inc.
- Partnership in Early Intervention Family Resource Center
- Esperanza Charities, Inc.
- Los Angeles County Public Social Services
- People for People
- Inter-Cultural Social and Educational Services, Inc.
- Center for Aging Resources,
- Catholic Charities – San Gabriel Valley Region
- Asian Youth Center
- Chinese American Golden Age Association
- Chamber of Commerce
- Friends of the Seniors
- Japanese American Senior Citizens Club
- Monterey Park Senior Citizens Club
- San Gabriel/Pomona Regional Center
- Rebuilding Together/Christmas in April
- Chinese American Citizens Alliance

No written or spoken public comments were received at the Study Session. The public was invited to review the Draft Housing Element, which was made available at City Hall, the Public Library, the Community Center, and on the City's website.

The public will also be invited to attend and comment on the Housing Element at Planning Commission and City Council Hearings in 2013.

## Data Resources

Data from a variety of resources inform the crafting of the Housing Element. The most cited source is the U.S. Census; the Census provides consistent demographic characteristics that are widely accepted. American Community Survey is a new feature offered by the U.S. Census, and includes one-year, three-year, and five-year estimates on population and demographic characteristics. Because the five-year estimates draw from a larger sample size and are therefore more accurate, where that data is available over other ACS estimates, the five-year estimate is used in this document. California Department of Finance 2012 Population and Housing estimates also supplement the 2010 Census data.

## **Housing Related Plans & Programs**

Numerous federal, state, regional, and local plans and programs address housing issues discussed in this Element. These plans are typically administered by the City or through participation by the City in regional agencies. A brief description of these plans and programs follows.

### **Regional Housing Needs Assessment (RHNA)**

State Housing Element law requires the California Department of Housing and Community Development, in consultation with the local regional planning agency, Southern California Association of Governments (SCAG), to periodically create a plan that summarizes regional housing needs for both existing conditions, as well as for an eight-year planning period. This plan, known as the Regional Housing Needs Assessment (RHNA), allocates regional housing needs by income level among member jurisdictions. SCAG has determined the City's housing needs for the period 2013-2021 to be 815 new housing units.

The City notes that during SCAG's process of developing the RHNA for the region, the City petitioned to have its allocation reduced since the data used to develop the RHNA overestimated Monterey Park's population by approximately 5,000 residents, which meant that erroneous growth rates were incorporated into the calculations. The City was unsuccessful in its effort to have the RHNA reduced.

### **Redevelopment**

The former Monterey Park Redevelopment Agency used housing set-aside funds (20 percent of tax increment revenues within two Redevelopment Project Areas) to support new housing construction, housing rehabilitation, and first-time homebuyer assistance throughout the City. On Dec. 29, 2011, the California Supreme Court ruled to uphold ABx1 26, which dissolved all redevelopment agencies (RDAs) in the State. A companion bill, ABx1 27, which would have allowed the RDAs to continue to exist, was also declared invalid by the court. The court's decision required that all RDAs within California be eliminated no later than February 1, 2012. Per Resolution Monterey Park Resolution No. 11455 and 11456, the City of Monterey Park Redevelopment Agency was dissolved as of January 11, 2012. The City was selected to be the Successor Agency responsible for all enforceable obligations owed. No additional housing set-aside funds are available.

### **2010-2015 HUD Consolidated Plan**

The Consolidated Plan is a five-year plan that must be prepared by jurisdictions entitled to receive federal housing funds. As an entitlement jurisdiction, Monterey Park has prepared a Consolidated Plan to identify the overall housing and community development needs, and outline a strategy to address those needs over a five-year period from 2010 to 2015. This Plan satisfies the Department of Housing and Urban Development's (HUD) statutory requirements for the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs. The plan incorporates federal, state, and local

resources, and includes a one-year implementation plan with provisions for monitoring by HUD.

An overall assessment of housing and community development needs was prepared as part of the Consolidated Plan. This needs assessment provides the foundation for establishing priorities for allocating federal, state, and local resources to address the identified needs in the Consolidated Plan. Annual Action Plans provide updated priorities for allocating funds.

**2006 Analysis of  
Impediments to Fair  
Housing**

The City completed a HUD-required Analysis of Impediments to Fair Housing in 2006. This document describes the nature and extent of discriminatory housing practices that may impact the ability of protected classes to acquire and retain quality affordable housing. The report finds that housing discrimination in Monterey Park is minimal and proposes several educational outreach activities to improve information regarding federal, state, and local assistance available to lower-income households.

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# HOUSING NEEDS ASSESSMENT

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An assessment of the demographic, socioeconomic, and existing housing characteristics is required to help determine the specific housing needs of present and future residents. The Needs Assessment serves to identify the nature and extent of existing and future housing needs in Monterey Park. Key components of the assessment include population and employment trends, household characteristics, and an analysis of housing conditions. This needs assessment establishes a baseline from which housing recommendations can be made for the Housing Element.

In preparing the needs assessment, various data sources were consulted. The 2010 U.S. Census and American Community Survey Five-Year Estimates (2006-2010) provide the basis for population and household characteristics. To provide the most current information available to make informed decisions on housing policies and programs, several data sources have been used to augment Census data:

- Population and housing estimates from the California Department of Finance
- Income and housing problem reports from the Comprehensive Housing Affordability Strategy (CHAS) data
- School enrollment data from the California Department of Education to evaluate ethnic population composition
- Housing market data based on recent sales activity and available rental rates

Throughout this needs assessment, demographic statistics for Monterey Park are compared to two analysis areas: Los Angeles County and the Southwest San Gabriel Valley. The latter is a Census County Subdivision (CCD) composed of part of the following cities: Alhambra, Montebello, Monterey Park, Rosemead, San Gabriel, Temple City, as well as the unincorporated communities of East San Gabriel and South San Gabriel. Comparison to this group of communities often provides a more realistic context for demographic trends in Monterey Park than to the County as a whole because Monterey Park is a strong contributor to the group. Additional information may also be provided for other local surrounding communities, such as El Monte and South El Monte, for contextual reference.

This section focuses on Monterey Park's housing needs and includes the following components:

- Demographic and Household Characteristics and Trends
- Special Needs Populations
- Estimates of Current Housing Needs
- Projection of Future Housing Needs

## Demographic and Household Characteristics and Trends

The characteristics of the population are important factors affecting the housing market in the community. Understanding the population growth trends, as well as age, race/ethnicity, and employment characteristics, helps to establish present and future housing needs.

### Population and Growth Trends

The 2010 Census reported a population of 60,269 in Monterey Park, with slightly more women (52 percent) than men (48 percent). The total population has increased less than one percent in the 10 years since the 2000 Census, which reported a population of 60,051; the 1990 Census reported a higher population 20 years ago, with 60,738 residents in Monterey Park at that time. The California Department of Finance (DOF) estimated the population to be 61,153 as of January 2012. These data illustrate that Monterey Park is a built-out community, with relatively little growth. The higher population figure reported by DOF in 2012 (relative to the 2010 Census) can largely be attributed to a single mixed-use development on Atlantic Boulevard.

Table H-1 compares population figures for Monterey Park and surrounding cities from the 2000 and 2010 Census. The population growth for Monterey Park between 2000 and 2010 is slightly less than the County as a whole; however, it is similar to that experienced by some of the surrounding communities, such as Rosemead and Montebello. Multiple local San Gabriel Valley communities experienced a population decline over the past decade despite the general population increase in the County at large. These trends reflect the generally built-out nature of the San Gabriel Valley, the recession that began in 2007, and trends toward smaller families.

**TABLE H-1  
POPULATION GROWTH IN MONTEREY PARK AND SURROUNDING COMMUNITIES**

<b>Jurisdiction</b>	<b>2000</b>	<b>2010</b>	<b>Percentage Change 2000-2010</b>
Alhambra	85,804	83,089	-3.2%
El Monte	115,965	113,475	-2.1%
Montebello	62,150	62,500	0.6%
<b>Monterey Park</b>	<b>60,051</b>	<b>60,269</b>	0.4%
Rosemead	53,505	53,764	0.5%
San Gabriel	39,804	39,718	-0.2%
South El Monte	21,144	20,116	-4.9%
Los Angeles County	9,519,338	9,818,605	3.1%

Sources: 2000 and 2010 Census



## Age Characteristics

Age distribution in the population is an important factor in determining housing demand. Traditional assumptions are that the young adult population (20 to 34 years old) tends to favor apartments, low- to moderate-cost condominiums, and smaller single-family units. The mature adult population (35 to 64 years old) represents the major market for moderate to relatively high-cost condominiums and single-family homes. The senior population (65 years and older) tends to demand low to moderate-cost apartments and condominiums, small single-family homes, and group quarters.

The age distribution of the population in Monterey Park and the proportionate age distribution of all Los Angeles County residents are shown in Table H-2. In 2010, the median age in Monterey Park was 43.1 years, notably older than the County median (34.8 years). Approximately 18 percent of the population in Monterey Park is comprised of young adults (20 to 34 years), and the elderly (ages 65 and over) comprised 19 percent of the population, indicating a potential demand for entry-level ownership housing and senior housing. Over 20 percent of the population was in the preschool and school age population (age 0-19 years), and nearly 42 percent of the population was middle age. The elderly population in the City exceeded the early school age population in 2000, and that trend continued in 2010.

**TABLE H-2**  
**COMPARISON OF AGE DISTRIBUTION: 2010**

	Monterey Park		Los Angeles County		Southwest San Gabriel Valley	
	Number	Percent	Number	Percent	Number	Percent
Preschool (0-4 years)	2,736	5%	645,793	7%	17,380	5%
School Age (5-19 years)	9,636	16%	2,066,165	21%	57,978	18%
Young Adult (20-34 years)	11,049	18%	2,228,519	23%	65,399	21%
Middle Age (35-64 years)	25,192	42%	3,812,429	39%	130,732	41%
Senior Adults (65+ years)	11,656	19%	1,065,699	11%	47,493	15%
Total	60,269	100%	9,818,605	100%	318,982	100%
Median Age	43.1		34.8		39.1	

Source: 2010 Census

School enrollment data provide insight into the age distribution of the population in Monterey Park between 2000 and 2010. Eight public elementary schools are located in Monterey Park: Brightwood, Monterey Highlands, Repetto, and Ynez within the Alhambra Unified School District; Hillcrest and Monterey Vista in Garvey Elementary School District; Robert Hill Lane in Los Angeles Unified School District; and Bella Vista in Montebello Unified School District. Enrollment data for the eight public

elementary schools are provided in Table H-3. The table shows a decrease in enrollment of elementary school-age children between the years 2000 and 2010 of approximately 7.1 percent. Given that Monterey Park experienced a modest overall estimated population growth of 0.4 percent over nearly the same time period (2000-2010), these data support the conclusion that while the City's overall population is generally increasing, its youth population has decreased.

The conclusions reached through analysis of 2000 and current population estimates substantiate the principal need to develop additional low- to moderate-cost apartments and condominiums for singles and elderly persons in Monterey Park. Although the enrollment of K-6 grade students in Monterey Park has declined, provision of affordable single-family and multi-family housing options for families with children remains an equally important consideration for Monterey Park's future development.

**TABLE H-3**  
**SCHOOL ENROLLMENT FOR ELEMENTARY SCHOOLS LOCATED IN**  
**MONTEREY PARK: 2000 AND 2011**

Race/Ethnicity	2000-2001 School Year		2011-2012 School Year		Change between Years 2000 and 2011	
	Count	%	Count	%	Difference	% Change
White	329	5.4%	144	2.5%	-185	-56.2%
Asian	2,928	48.0%	2,773	49.0%	-155	-5.3%
Hispanic	2,774	45.5%	2,533	44.7%	-241	-8.7%
African American	33	0.5%	28	0.5%	-5	-15.2%
Other	33	0.5%	184	3.2%	+151	+457.6%
Total	6,097	100.0%	5,662	100.0%	-435	-7.1%

Sources: California Department of Education, 2012.

Notes:

The category of Other includes American Indian or Alaska Native, Pacific Islander, Filipino, and "Multiple or No Response".

Elementary schools located in Monterey Park include Brightwood Elementary, Monterey Highlands Elementary, Repetto Elementary, Ynez Elementary, Hillcrest Elementary, Monterey Vista Elementary, Robert Hill Lane Elementary, and Bella Vista Elementary.

### **Household Characteristics**

Household characteristics are one key indicator of housing need in a community. Income and affordability are best measured at the household level, as are the special needs of certain groups such as large-family households or female-headed households.

The Census defines a "household" as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. In 2010, only 230 persons (0.4 percent) in Monterey Park resided in group quarters.

### Household Composition and Size

According to the 2010 Census, about 76 percent of the 19,963 households in Monterey Park were family households (related persons and/or married couples living together). This proportion is significantly higher than that for Los Angeles County (68 percent) but consistent with proportions for the Southwest San Gabriel Valley (76 percent). Single-person households comprised 18 percent of all households in Monterey Park in the year 2010, with the remaining six percent of the households being non-family households (unrelated persons).

Household size is defined as the number of persons living in a housing unit. A noticeable change in the average household size over time reflects a change in the household character and composition of a city. For example, a city's average household size will increase over time if there is a trend towards larger families or extended families living together.

In 2000, the average household size in Monterey Park was 3.06 persons. According to the 2010 Census, the average household size in 2010 was 3.01 persons per household. A comparison of the estimates of average household sizes of Monterey Park, nearby cities, and the County for 2010 is presented in Table H-4. Household size in Monterey Park is comparable to estimates for nearby cities in the San Gabriel Valley and Los Angeles County as a whole. The average household size for the region is slightly higher than the national average (2.58), which may indicate the predominance of households composed of families with children and/or a prevalence of multi-generation families.

**TABLE H-4  
COMPARISON OF AVERAGE HOUSEHOLD SIZE: 2010**

City	Persons per Household
Alhambra	2.82
El Monte	4.04
Montebello	3.27
<b>Monterey Park</b>	<b>3.01</b>
Rosemead	3.74
San Gabriel	3.13
South El Monte	4.39
Los Angeles County	2.98

Source: 2010 Census

### Race/Ethnicity

Areas characterized by concentrations of minority and/or low-moderate income households are identified through the Consolidated Plan process in Monterey Park to help prioritize distribution of state and federal housing assistance. Delineation of these areas is conducted using Census data. The racial and ethnic composition of a community can affect housing needs due to varying housing preferences and household characteristics of different ethnic groups.

Compared to Los Angeles County as a whole, Monterey Park's population is more racially and ethnically homogeneous. Asians comprised 66 percent of the population in 2010, compared to 14 percent for the County, as shown in Table H-5. The Hispanic population was the second largest group at 27 percent, significantly less than the Hispanic population for the County (48 percent). The remainder of the population was composed primarily of Non-Hispanic Whites, although this group has declined from representing over seven percent of the population in the City in 2000 to five percent in 2010.

School enrollment data for the City's eight elementary schools shows a steady increase in enrollment of Asian students and those in the "Other" category, and a moderate decrease in enrollment of White and Hispanic students (Table H-3). In the 2000/01 school year, about 48 percent of the students were Asian, nearly 46 percent Hispanic, and 5.4 percent White. In 2011/12, almost half (49 percent) of the students were Asian, 45 percent Hispanic, and 2.5 percent White. While these demonstrated trends apply only to the youngest of Monterey Park's residents, the demographic shifts they describe are applicable to the current ethnic composition of Monterey Park households with children.

**TABLE H-5**  
**RACE AND ETHNICITY: 2010**

Race/Ethnicity	Monterey Park		Los Angeles County	
	Number	% of Total	Number	% of Total
White	2,998	5%	2,728,321	28%
Asian	39,974	66%	1,325,671	14%
Hispanic or Latino	16,218	27%	4,687,889	48%
Black or African American	194	0%	815,086	8%
Other	885	1%	261,638	3%
Total	60,269	100%	9,818,605	100%

Source: 2010 Census

### Race/Ethnicity of Households

The racial/ethnic composition of households in Monterey Park is also a significant measure of the diversity and growth of the community. Among the 19,963 households estimated in Monterey Park by the 2006-2010 Census American Community Survey (ACS), approximately 65 percent were Asian, 24.5 percent were Hispanic, 7.7 percent were White, and less than one percent were Black. A minority concentration exists if the proportion of minority households exceeds the County average. For Los Angeles County, the 2010 approximate percentages were 13.7 percent for Asian households and 35.6 percent for Hispanic households. High concentrations of minority households occur when the percentages exceed two times the County's. Therefore, Monterey Park contained high concentrations of Asian households in 2010.

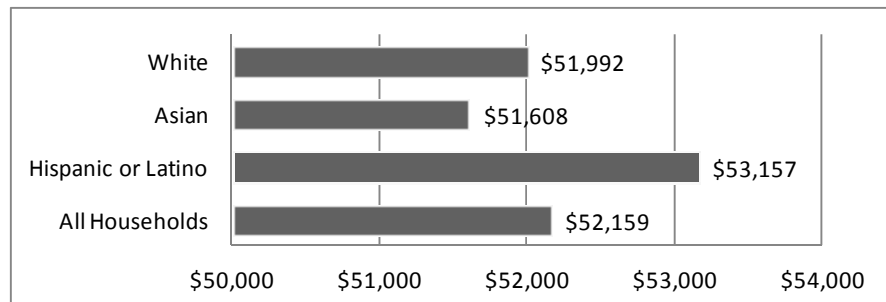
## Income and Employment

### Income Profile

Household income is the most important, although not the only factor, affecting housing opportunity because it determines a household's ability to purchase or rent housing and balance housing costs with other necessities. Income levels can vary considerably among households, affecting preferences for tenure, location, and housing type. While higher-income households have more discretionary income to spend on housing, low- and moderate-income households have a more limited choice in the housing they can afford.

According to the 2010 Census American Community Survey ("ACS") Five-Year Estimates, Monterey Park's median household income was \$52,159 – slightly less than the County's median income of \$55,476. In Monterey Park, households with lower incomes (up to 80 percent of the County area median income) comprise 51 percent of the total households. Figure H-1 shows that Asian and White households in Monterey Park had a lower median household income than Hispanic or Latino and the average for all households. Although there is a difference between the median household incomes between each race/ethnicity, it is very minor, with only a difference of \$1,549 between Asian alone (lowest median income) and Hispanic alone (highest median income). The ACS estimates a very high median income for Black/African Americans (\$90,583); however, the relative margin of error is also very high, and so was excluded from Figure H-1. The City's overall median household income is approximately the same as for White households, and is between the median incomes of Asian and Hispanic/Latino households in the City, which represent the two largest population groups.

**FIGURE H-1**  
**MEDIAN HOUSEHOLD INCOME BY RACE/ETHNICITY**



Note: Median earnings represent incomes earned during the 12 months prior to the Census survey.

Source: 2006-2010 Census ACS 5-Year Estimates

For housing planning and funding purposes, the State Department of Housing and Community Development (HCD) uses five income categories to evaluate housing need based on the Area Median Income (AMI):

- Extremely Low-Income Households earn between 0 and 30% of the AMI

- Very Low-Income Households earn between 31 and 50% of the AMI
- Low-Income Households earn between 51 and 80% of the AMI
- Moderate-Income Households earn between 81 and 120% of the AMI
- Above Moderate-Income Households earn over 120% of the AMI

HCD and HUD determined the AMI for Los Angeles County to be \$64,800 in 2012, which is significantly higher than the median household income in Monterey Park. The Comprehensive Housing Affordability Strategy (CHAS), special Census tabulations developed by HUD, provides a specific breakdown of household income adjusted for family size. According to the 2005-2009 CHAS, nearly 17 percent of the City's total households were classified as extremely low income (0-30 percent of the AMI), 17 percent were classified as very low income (31-50 percent of the AMI), and 18 percent were classified as low income (51-80 percent of the AMI). Almost half (49%) of the City's households had incomes above 80 percent of the median household income. The proportion of households with lower incomes is significantly higher among renter households (70 percent) than among all City households considered as a group (51 percent).

Table H-6 presents a summary of Monterey Park households by tenure and income category. There is a significant difference between renter-occupied and owner-occupied households. As would be expected, there is a direct correlation between income and likelihood to own a home. The table below illustrates this, with the percentage of owner-occupied homes increasing with the higher income categories.

**TABLE H-6**  
**HOUSEHOLDS BY TYPE AND INCOME CATEGORY**

<b>Household Type</b>	<b>Extremely Low (0-30%)</b>	<b>Very Low (31-50%)</b>	<b>Low (51-80%)</b>	<b>Moderate/Above Moderate (81%+)</b>
Monterey Park				
Owners	9.9%	10.8%	15.6%	63.6%
Renter	25.1%	24.5%	19.9%	30.4%
<b>Total</b>	<b>16.6%</b>	<b>16.9%</b>	<b>17.5%</b>	<b>48.9%</b>

Source: HUD CHAS Data Book, 2012 (Based on 2005-2009 Census American Community Survey)

### Employment Characteristics

An interesting point of comparison is home ownership statistics in nearby San Gabriel Valley communities. In Alhambra for example, 56% of households are renters and 44% owners. In El Monte, the distribution is 59% renters and 41% owners. Montebello also has a greater percentage of renters: 52% renters versus 48% owners. Rosemead, however, has slightly more owners than renters, at 52% owners and 48% renters.

According to the 2006-2010 Census American Community Survey Five-Year Estimates, 26,924 Monterey Park residents were employed in the civilian labor force and Armed Forces. This represented a labor force participation rate of 53.5 percent of persons 16 years or older. Management, business, science, and arts occupations employed the largest proportion of working residents (35.3 percent). This is an important figure, as managerial jobs have higher earnings than other occupations. For 2011, unemployment data from the California Employment Development Department indicated that Monterey Park had a lower unemployment rate (9.3 percent) than Los Angeles County as a whole (12.3 percent). As a result of the 2007-2011 economic recession, unemployment rates have been high throughout the County. Table H-7 provides a summary of employment by occupation for Monterey Park residents. Table H-8 lists the major employers located in the City, as reported in the City's 2010-2011 Comprehensive Annual Financial Report.

**TABLE H-7  
OCCUPATION OF RESIDENTS**

Job Category/Occupation	Number Employed	Percent of Total
Management, business, science, and arts occupations	9,475	35%
Service Occupations	4,655	17%
Sales and office occupations	8,716	32%
Natural resources, construction, and maintenance occupations	1,319	5%
Production, transportation, and material moving occupations	2,675	10%
<b>Total</b>	<b>26,840</b>	<b>100%</b>

Source: 2006-2010 Census ACS 5-Year Estimates

**TABLE H-8  
MAJOR EMPLOYERS**

Company	Product/Services	Employees
Garfield Medical Center	Hospital & Medical Services	972
City of Monterey Park	Government	407
Monterey Park Hospital	Hospital & Medical Services	362
Southern California Gas Company	Utility	298
SynerMed Inc.	Hospital & Medical Services	227
Care 1 <sup>st</sup> Health Plan (2 locations)	Hospital & Medical Services	353
Ralph's Grocery Store (2 locations)	Retail/Grocery	165
Remitco LLC	Personal Financial Services	136
Chinese Daily News	Newspaper	128
Southern California Edison Co.	Utility	126

Source: City of Monterey Park, Comprehensive Annual Financial Report 2010-2011

## **Special Needs Population**

Certain segments of the population may have more difficulty finding decent, affordable housing due to their special circumstances and/or needs. In Monterey Park, these special needs groups include the elderly, disabled persons, large households, and female-headed households. A central goal of the Housing Element is to assist persons with special needs in meeting their housing needs.

### **Seniors**

The senior population – persons age 65 or older – frequently experience housing constraints due to fixed incomes and rising housing prices. The housing needs of the elderly also include supportive housing, such as intermediate care facilities, group homes, and other housing that includes a planned service component. According to the 2010 Census, 11,656 elderly persons (65 years of age and older) resided in Monterey Park and represented over 19 percent of the total population. Of the elderly population, 39 percent had a disability. According to data from the 2005-2009 CHAS, Monterey Park had an estimated 3,405 elderly households, approximately 57% of whom were extremely low, very low, and low income (earning less than 80 percent of the AMI).

Approximately 47 percent of extremely low-, very low-, and low-income elderly owner households and nearly 70 percent of elderly lower-income renter households experienced one or more housing problems such as overpayment and inadequate housing (see Tables H-9 and H-10). This statistic demonstrates a great need to provide for affordable elderly housing for Monterey Park's large senior population.

In response to the housing needs of seniors, the City has participated in several housing projects, including the 67-unit TELACU Monterey Park senior housing project to provide affordable housing opportunities for seniors, completed in 1997. Abajo del Sol, a 61-unit senior housing project, was completed by the Monterey Park Community Redevelopment Agency near Abajo Drive and Garvey Avenue in 2001. In April 2000, the Los Angeles County Board of Supervisors awarded a developer \$982,792 from the City of Industry Fund to assist in the development of a new 114-unit senior housing project near the intersection of Potrero Grande Drive and Kenton Drive in Monterey Park, known as Monterey Park Senior Village. The project is now complete and fully occupied. In 2001, the City reviewed its Zoning Code for senior housing development standards and completed zoning amendments that encouraged the development of senior housing with revised standards such as reduced parking requirements. Since then, two other senior projects have been approved, one on North Lincoln, and the other on South Garfield, known as Villa Garfield (built in 2007).

### **Disabled Persons**

Disability is a physical or mental condition that affects the functioning of a person. Physical disabilities can hinder access to housing units of conventional design, as well as limit the



ability to earn adequate income. The Census defines a disability as a long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

Many Monterey Park residents have disabilities that prevent them from working, restrict their mobility, or make self-care difficult. An estimated 6,667 Monterey Park residents had at least one type of disability, comprising about 11 percent of the City's population. This is close to the same proportion of disabled residents in Los Angeles County (9.4 percent). Among the disabled population, more than half have a vision, hearing, cognitive, ambulatory, self-care, and/or independent living difficulty. Although no current comparison of disability with income, household size, or race is available, a substantial portion of disabled persons can be expected to fall within the federal Section 8 income limits, especially those households not in the labor force. Further, most of the lower-income disabled persons are likely to require housing assistance. Their housing need is further compounded by design and location requirements that are often costly to accommodate. Special needs of households with wheelchair-bound or semi-ambulatory individuals, for example, may require ramps, holding bars, special bathroom design, wider doorways, lower cabinets, and elevators.

### **Developmentally Disabled**

According to Section 4512 of the Welfare and Institutions Code a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. Developmental disabilities include mental retardation, cerebral palsy, epilepsy, and autism; the term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Gabriel/Pomona Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. In April 2012, the local Regional Center had a caseload of 9,674 active consumers of their services. In Monterey Park, 338 persons are reported as consumers of the services provided at the local Regional Center (Table H-9).

**TABLE H-9  
MONTEREY PARK DEVELOPMENTAL DISABILITIES**

<b>ZIP Code</b>	<b>Early Start (Under 3 years)</b>	<b>Other Active</b>	<b>Total</b>
Monterey Park - 91754	22	214	236
Monterey Park - 91755	17	85	102
Total	39	299	338

According to the ARC of United States (formerly known as the Association of Retarded Citizens), the nationally accepted percentage of the population that can be categorized as developmentally disabled is estimated to be one to three percent.

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, Section 8 vouchers, special programs for home purchase, HUD housing, and residential care facilities. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

A majority of the City's affordable housing units are reserved for seniors and disabled persons. Incorporating barrier-free design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In Monterey Park, MERCI provides non-medical care services to the mentally disabled community and operates a group home for six individuals. Midomar Home provides non-medical services to seniors.

**Single-Headed Households**

Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other services. Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability for this group. According to the 2010 Census, 16.2 percent (or 3,243 households) of households in Monterey Park were female-headed family households. Of these, 41 percent were female-headed family households with children.

Approximately 33 percent of female-headed family households with children lived below the poverty level. Affordability needs of female-headed households can be addressed through rent subsidies, non-profit housing development, and shared equity/down payment assistance. Housing opportunities for female-headed households with children can be improved through policies that call for the provision of affordable child care and for the location of family housing sites in close proximity to recreational facilities and public transit.

**Large Households**

Large households (five or more members) are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households often have lower income, frequently resulting in the overcrowding of smaller dwelling units and in turn, accelerating unit deterioration.

The 2010 Census identified 3,288 households with five or more members, comprising 16.5 percent of the total households. CHAS 2005-2009 data further indicated that 33 percent of large families were lower-income households with housing problems who may be in need of housing assistance. This illustrates that Monterey Park has a continuing need for affordable housing units with three or more bedrooms. Affordable home ownership opportunities for low-income families can be provided using HOME funds and other grant sources to assist in the construction of family housing and provide first-time homebuyer assistance to qualified families.

**Farmworkers**

The special housing needs of many agricultural workers stem from their low wages and seasonal unemployment. According to the 2006-2010 Census ACS Five-Year Estimates, approximately 0.3 percent of Monterey Park residents were employed in Farming, Forestry, and Fishing operations. Given the low number of persons employed in agricultural-related industries, the City can address the needs of the farmworker population through its overall affordable housing programs. Also, because Monterey Park is an urban community in a metropolitan area, those persons identified as having agricultural jobs are most likely employed at plant nurseries and similar enterprises and thus are not anticipated to have the seasonal housing needs associated with crop-related farmworker jobs.

### **College Students**

The college student population is another significant factor that affects housing demand. Although students represent a temporary housing need, the impact upon housing demand is critical in the immediate university areas. Given student income limitations, the same market forces that impact the lower income housing market also influence student housing.

Two local colleges contribute to housing demand in Monterey Park: California State University at Los Angeles (Cal State L.A.) and East Los Angeles College (ELAC). Cal State L.A. provides housing for approximately 900 of its 21,142 students enrolled in 2011, which is only about four percent of the student body. ELAC, a two-year community college, does not provide any housing. Many Cal State L.A. and all ELAC students are commuters. However, these local student populations do potentially generate low-cost housing needs in Monterey Park and surrounding communities.

The 2006-2010 Census ACS Five-Year Estimates enumerated approximately 6,057 persons (10 percent) of the population in Monterey Park who were enrolled in college. Comparable figures for Los Angeles County and the Southwest San Gabriel Valley were 8.2 percent and 9.3 percent, respectively.

### **Homeless**

Homelessness continues to be a regional and national issue. Services and facilities available for the homeless are coordinated in Monterey Park and Los Angeles County as a continuum of care. The continuum of care begins with assessment of the needs of the homeless individual or family. The person/family may then be referred to permanent housing or to transitional housing where supportive services are provided to prepare them for independent living. The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living.

Because of the transient nature of homelessness, gauging an estimate of homeless persons in Monterey Park is difficult. The Los Angeles Homeless Services Authority (LAHSA) estimated a total of 3,918 homeless persons for the San Gabriel Valley Service Planning Area (SPA) in 2011. The U.S. Census Bureau does not produce counts of the population experiencing homelessness. However, the City's 2010 Consolidated Plan and the San Gabriel Valley Regional Homeless Services Strategy Report (2008) indicate that there are an estimated 25 homeless persons in Monterey Park on a typical night.

In addition to the homeless population, many residents—due to high housing costs, economic hardships, or physical limitations—live on the brink of homelessness. Experts estimate that two to three families are on the verge of homelessness for every family in a shelter. The "at-risk" population is comprised of families and individuals living in poverty who, upon loss of employment or other emergency requiring financial reserves, would lose their

housing and become homeless. These families are generally experiencing a housing cost burden, paying more than 30 percent of their income for housing. According to the 2005-2009 CHAS data, about 76 percent of the City's extremely low-income households and 70 percent of the City's very low-income households were paying more than 30 percent of their income on housing. These households are considered most vulnerable and at risk of becoming homeless.

### **Projection of Current Housing Needs**

Tables H-10 and H-11 summarize the housing assistance needs of lower-income households in Monterey Park by household tenure (renter/owner), household type (elderly, small/large families, other), and "housing problems." This count of households with "housing problems" includes those who: 1) occupy units with physical defects (lacking complete kitchen or bathroom); 2) live in overcrowded conditions (housing units with more than one person per room); 3) have a housing cost burden exceeding 30 percent of gross income; or 4) have a severe housing cost burden exceeding 50 percent of gross income.

According to the 2005-2009 CHAS, almost half (47 percent) of all households in Monterey Park experienced some form of housing problems. The percentage of households that experienced some type of housing problem was generally greater among renters than owners depending on income category and household type. The statistics as identified in Tables H-10 and H-11 indicate that housing cost burden is a contributing factor to housing problems.

**TABLE H-10**  
**HOUSING ASSISTANCE NEEDS OF LOWER-INCOME RENTER HOUSEHOLDS**

Household by Type, Income, and Housing Problem	Elderly	Small Families	Large Families	Total Renters
<i>Extremely Low Income (0-30% MFI)</i>	<b>1,055</b>	<b>670</b>	<b>170</b>	<b>2,210</b>
% with any housing problems	73%	84%	100%	79%
% cost burden >30%	73%	81%	91%	77%
% cost burden >50%	53%	75%	91%	64%
<i>Very Low Income (31-50% MFI)</i>	<b>615</b>	<b>1,000</b>	<b>205</b>	<b>2,160</b>
% with any housing problems	67%	91%	95%	85%
% cost burden >30%	62%	88%	83%	81%
% cost burden >50%	39%	43%	29%	45%
<i>Low Income (51-80% MFI)</i>	<b>150</b>	<b>945</b>	<b>325</b>	<b>1,755</b>
% with any housing problems	57%	62%	82%	64%
% cost burden >30%	57%	59%	18%	51%
% cost burden >50%	0%	8%	0%	7%
<i>Total Extremely Low, Very Low, and Low Income Households</i>	<b>1,820</b>	<b>2,615</b>	<b>700</b>	<b>6,125</b>
% with any housing problems	69.8%	79.0%	90.0%	76.8%
<i>Total Households</i>	<b>2,140</b>	<b>4,135</b>	<b>1,000</b>	<b>8,810</b>
% with any housing problems	59%	57%	78%	60%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Databook, 2005-2009.

Note: HUD CHAS data is based on tabulations from the American Community Survey (ACS) and has a smaller sample size than the Decennial Census. Due to the smaller sample size, the data presented may have significant margins of error, particularly for smaller geographies. The intent of the data is to show general proportions of household need, not exact numbers. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households.

**TABLE H-11**  
**HOUSING ASSISTANCE NEEDS OF LOWER-INCOME OWNER HOUSEHOLDS AND TOTAL HOUSEHOLDS**

Household by Type, Income, and Housing Problem	Elderly	Small Families	Large Families	Total Owners	Total Households
<i>Extremely Low Income (0-30% MFI)</i>	<b>690</b>	<b>250</b>	<b>45</b>	<b>1,090</b>	<b>3,300</b>
% with any housing problems	72%	92%	100%	75%	77%
% cost burden >30%	72%	92%	100%	74%	76%
% cost burden >50%	44%	82%	78%	53%	60%
<i>Very Low Income (31-50% MFI)</i>	<b>610</b>	<b>350</b>	<b>165</b>	<b>1,195</b>	<b>3,355</b>
% with any housing problems	39%	77%	61%	51%	73%
% cost burden >30%	39%	77%	61%	51%	70%
% cost burden >50%	29%	73%	61%	45%	45%
<i>Low Income (51-80% MFI)</i>	<b>635</b>	<b>655</b>	<b>305</b>	<b>1,720</b>	<b>3,475</b>
% with any housing problems	26%	50%	51%	43%	54%
% cost burden >30%	23%	47%	38%	38%	45%
% cost burden >50%	8%	37%	31%	27%	17%
<i>Total Extremely Low, Very Low, and Low Income Households</i>	<b>1,935</b>	<b>1,255</b>	<b>515</b>	<b>4,005</b>	<b>10,130</b>
% with any housing problems	46.8%	66.1%	58.3%	54.2%	67.9%
<i>Total Households</i>	<b>3,405</b>	<b>4,880</b>	<b>1,820</b>	<b>11,015</b>	<b>19,825</b>
% with any housing problems	32%	36%	46%	37%	47%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Databook, 2005-2009.

Note: HUD CHAS data is based on tabulations from the American Community Survey (ACS) and has a smaller sample size than the Decennial Census. Due to the smaller sample size, the data presented may have significant margins of error, particularly for smaller geographies. The intent of the data is to show general proportions of household need, not exact numbers. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households.

## Housing Profile

This section addresses characteristics of the housing supply in Monterey Park, including type, age, condition, costs, and availability.

### Housing Unit Growth

Monterey Park is a built-out city and as expected, has seen only a very modest growth in its housing stock in the past two decades. In fact, the 2000 Census reported 20,209 housing units in Monterey Park, representing a decrease of approximately 0.4 percent since 1990 (20,298 housing units). The decrease in housing units in Monterey Park between 1990 and 2000 does not correlate with Los Angeles County's change in total housing units, which increased approximately 4.8 percent between 1990 and 2000. However, year 2010 Census figures show a total of 20,850 housing units in Monterey Park, which indicates a 3.2 percent increase since 2000. Los Angeles County housing stock increased by 5.3 percent over the same time period.

**TABLE H-12**  
**MONTEREY PARK POPULATION AND HOUSING**  
**GROWTH COMPARISON**

	<b>1990-2000</b>	<b>2000-2010</b>
Population Growth	-1.13%	+0.4%
Housing Unit Growth	-0.44%	+3.2%

Source: Census 1990, 2000, and 2010

According to the Census, both population and housing actually declined between 1990 and 2000. In the following decade of 2000-2010, both population and housing units increased, with housing unit growth increasing more than population growth. This may contribute to a lower average household size, as well as a loosening market for rental and ownership homes.

### Housing Type

The majority of housing units in Monterey Park, as of 2010, were single-family homes. According to the 2006-2010 Census ACS Five-Year Estimates, approximately 67 percent of the City's housing stock in 2010 is in the form of either detached or attached single-family homes (11,912 units and 1,967 units, respectively). Table H-13 provides detailed information on the number of units and percentage of each housing type for 2000 and 2010. Multi-family units comprised less than one-third of all homes. Between 2000 and 2010, single-family housing units experienced 1.6 percent growth, and multi-family housing units experienced 4.0 percent growth. There was also a slight decrease in the number of mobile homes in the City, from 73 to 54 (26 percent). Despite the growth in number of units for each

housing type, the proportion of housing unit types has not changed significantly.

**TABLE H-13  
HOUSING TYPE 2000 AND 2010**

Housing Type	2000		2010	
	# of Units	% of Total	# of Units	% of Total
<b><i>Single-Family</i></b>				
Detached	11,461	56.8%	11,912	57.7%
Attached	2,203	10.9%	1,967	9.5%
<i>Total</i>	13,664	67.7%	13,879	67.3%
<b><i>Multiple-Family</i></b>				
2-4 units	2,041	10.1%	2,104	10.2%
5+ units	4,392	21.8%	4,585	22.2%
<i>Total</i>	6,433	31.9%	6,689	32.4%
<b><i>Other</i></b>				
Mobile Homes	73	0.4%	54	0.3%
Boat, RV, van, etc.	7	0.0%	9	0.0%
<i>Total</i>	80	0.4%	63	0.3%
<b>Total Housing Units</b>	<b>20,177</b>	<b>100%</b>	<b>20,631<sup>1</sup></b>	<b>100%</b>

Source: 2000 Census, 2006-2010 Census ACS 5-Year Estimates

Note: 1: Due to sampling error, this total is 219 units less than the total units identified by the 2010 Census.

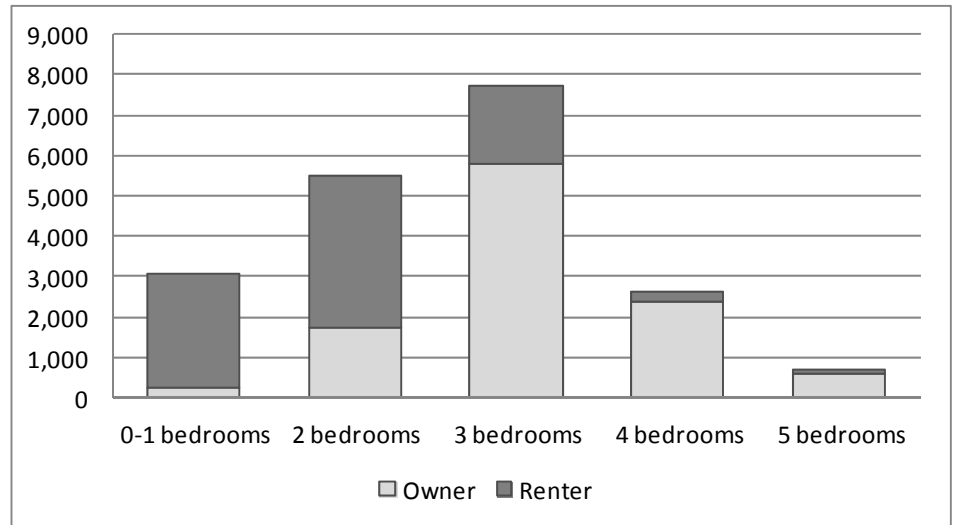
### Tenure

Housing tenure refers to whether a unit is owned or rented. The owner versus renter distribution of a community's housing stock influences several aspects of the local housing market. Residential stability is influenced by tenure, with ownership housing being associated with a lower turnover rate than rental housing. Housing overpayment, while faced by many households, regardless of tenure, is generally far more prevalent among renters, as indicated by Tables H-10 and H-11. Tenure preferences are primarily related to household income, composition, and age of the householder.

Monterey Park is a predominantly owner-occupied community, with 55 percent of the occupied housing units in the City being owner-occupied (11,058). Large-sized units (with four or more bedrooms) are more prevalent among ownership housing than among rental housing. Large-sized units constituted approximately 28 percent of the ownership units, compared to only 3.7 percent of all rental units. Figure H-2 illustrates the City's 2010 housing inventory by size and tenure.



**FIGURE H-2**  
**TENURE BY NUMBER OF BEDROOMS - 2010**



Source: 2006-2010 Census ACS 5-Year Estimates

### Vacancy

Vacancy rates often influence the cost of housing. In general, vacancy rates of five to six percent for rental housing and two to three percent for ownership housing are considered healthy and suggest a balance between housing supply and demand. With a housing stock of 55 percent owner-occupied and 45 percent renter-occupied, the weighted optimum vacancy rate should be between three and four percent. In 2000, the vacancy rate was 3.2 percent (Census 2000); the California Department of Finance estimates that in 2012 the vacancy rate is 4.26 percent. The City has experienced what would be considered a “healthy” vacancy rate that indicates a balanced supply and demand for housing.

### Housing Issues

The age and condition of Monterey Park’s housing stock can be an indicator of potential rehabilitation needs. Normally, housing over 30 years of age needs some form of major rehabilitation, such as a new roof, foundation work, plumbing, etc.

### Age of Housing Stock

The housing stock in Monterey Park is aging. The age of the housing stock as defined by the year the units were built is shown in Table H-14. As of 2010, approximately 81 percent of all housing units in the City were built prior to 1979, making the vast majority of housing over 30 years old. Only about five percent of the units in Monterey Park were built between 2000 and 2010. Due to the nearly built-out nature of the City, the number of newly built homes has not increased significantly (an increase of 3.2 percent between 2000 and 2010).

**TABLE H-14**  
**AGE OF HOUSING STOCK – 2010**

<b>Age</b>	<b>Year Built</b>	<b>% of All Housing Units</b>
5 years or less	2005 or later	1%
8-12 years	2000 to 2004	4%
13-22 years	1990 to 1999	4%
23-32 years	1980 to 1989	11%
33-52 years	1960 to 1979	34%
53-72 years	1940 to 1959	43%
73 years or more	1939 or earlier	4%

Source: 2006-2010 Census ACS 5-Year Estimates

Note: Due to rounding, totals may not equal 100%.

Most of the housing stock in Monterey Park remains in good condition. Very few housing units in the City are considered substandard, and the City actively addresses those through code enforcement, housing rehabilitation loans and grants, and acquisition/rehabilitation efforts. In the past, there were a number of sub-standard units in the City. However, due to the high value of land and related housing market boom of the early 2000s, most of these units have been torn down and replaced with new housing.

The City's Code Enforcement Division is very familiar with the condition of housing and neighborhoods, in general. Because each of the four offices within Code Enforcement is assigned to specific districts, the staff gains an in-depth insight into the condition of specific properties. Although the City does not maintain a listing of substandard residential properties, City staff estimates that less than five homes have been yellow-tagged in the last five years. Yellow-tagged means a property has been deemed unsafe to live in by a building and safety inspector. Reasons for a housing unit to be yellow-tagged include the age of the structure and related decay, or damage caused by natural occurrences such as fires and heavy rainfall. Also, a search of the Building and Safety records indicate that there are approximately two homes currently deemed "abandoned and unsafe for occupancy."

The City offers a residential rehabilitation program funded with HOME funds that is available to low-income households. Eligible repairs include critical repair needs, repairs to eliminate code enforcement violations, and repairs to achieve energy conservation.

**Overcrowding**

HCD defines overcrowding as more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as more than 1.5 persons per room. Overcrowding can occur when there is a mismatch between household income and housing costs in a community or when there is a lack of available housing units of adequate size to accommodate a growing number of large families. Residents may accept smaller-sized housing or double up with other families. Cultural differences may also account for some overcrowding based on household size variations among ethnic groups.

According to the 2006-2010 Census American Community Survey Five-Year Estimates, 1,756 units, or approximately nine percent of all households in Monterey Park, were overcrowded. The incidence of overcrowding was lower than the County average of 12 percent. Overcrowding among renter households was more prevalent than among owner households. Of the total 1,756 overcrowded households, approximately 74 percent were renter households. Also, of the total overcrowded households, about 40 percent were severely overcrowded. Severe overcrowding was also more prevalent among renter households.

**Housing Costs**

The cost of housing in a community is directly correlated to the number of housing problems and affordability issues. High housing costs can price low-income families out of the market, cause extreme cost burdens, or force households into overcrowded or substandard conditions.

**Ownership Housing**

The median home price for Monterey Park in 2007 was \$505,500 (DataQuick, 2007), which was comparable to the County's average of \$515,000 for single-family homes and condominiums. The Great Recession has significantly diminished home values throughout Southern California, with a 39 percent reduction for Los Angeles County at large. However, while surrounding jurisdictions experienced a significant drop in median sales prices, Monterey Park experienced a decrease of only 19 percent between 2007 and 2011, reflecting the stability of the housing market here.

**TABLE H-15**  
**LOS ANGELES COUNTY HOME PRICES - 2011**

<b>Jurisdiction</b>	<b>Median Price</b>		<b>% Change</b>
	<b>2006</b>	<b>2011</b>	
Alhambra	\$500,000	\$388,000	-22%
El Monte	\$455,000	\$280,500	-38%
Montebello	\$500,000	\$302,000	-40%
<b>Monterey Park</b>	<b>\$505,500</b>	<b>\$410,000</b>	-19%
Rosemead	\$480,000	\$355,000	-26%
San Gabriel	\$578,000	\$499,500	-14%
South El Monte	\$450,000	\$280,000	-38%
Los Angeles County	\$515,000	\$315,000	-39%

Source: California Home Sale Activity by City Chart, DataQuick, 2006 and 2011

While the region experienced a significant decline in home sale prices due to the recession, overall home sale prices throughout Southern California escalated dramatically between 2000 and 2006. Census 2000 data indicate that the median value for owner-occupied housing units was \$216,500, which is less than half the median price in 2006. However, based on the median home price in 2011, a household would need a yearly income of at least \$81,000 to purchase a median-priced home in Monterey Park and spend only 30 percent of household income on housing costs. The median household income for Monterey Park in 2000 was \$40,724; in 2010 it was estimated by the Census at \$52,159.

### **Rental Housing**

According to the Census, 45 percent of Monterey Park households in 2010 lived in rental housing. In May 2012, rents in Monterey Park ranged from \$600 to \$1,200 for a one-bedroom unit, \$1,100 to \$2,400 for a two-bedroom unit, and \$1,450 to \$2,400 for a three-bedroom unit. Four- and five-bedroom houses were also listed for rent, generally ranging from \$2,400 to \$2,900.

Rent for four- and five-bedroom units are higher than the fair market rent. However, the median rent for one-, two- and three-bedroom units are less than HUD's fair market rent rates. It is possible to find units in Monterey Park, including small and large units, that are comparable to HUD's fair market rents for the area.

**TABLE H-16**  
**2012 HUD FAIR MARKET RENT FOR THE LOS ANGELES-  
 LONG BEACH METRO AREA**

<b>Unit Size</b>	<b>1-Bed</b>	<b>2-Bed</b>	<b>3-Bed</b>	<b>4-Bed</b>	<b>5-bed</b>
Median Rent	\$950	\$1,300	\$1,895	\$2,498	\$2,590
Fair Market Rent	\$1,159	\$1,447	\$1,943	\$2,338	N/A

Source:

1. Median rent search conducted on May 7, 2012 on la.craigslist.org. The majority of three-bedroom units available are single-family homes for rent.
2. 2012 Fair Market Rents. HUD User 2012.

Rents increased throughout the nation during the recession in response to continued high foreclosure rates, few new units and tight standards for home loans, and demand from young workers. The average monthly U.S. rent was at an all-time high as of May 2012. The University of Southern California's Lusk Center for Real Estate forecasts an additional 10 percent increase in Los Angeles County rents between 2012 and 2014.

### **Overpayment**

State and federal standards specify that households spending more than 30 percent of their gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care, childcare, and food. In the event of unexpected circumstances such as loss of employment or health problems, lower-income households with a burdensome housing cost are more likely to become homeless. Homeowners with a housing cost burden have the option of selling the home and become renters; however if the owner owes more money than the house is worth, selling the house can be difficult or result in a foreclosure. Renters continue to be vulnerable and subject to constant changes in the housing market.

As indicated previously in Tables H-10 and H-11, the proportion of households experiencing cost burden declines significantly as incomes increase. Overall, cost burden was generally more prevalent among renter households in all income categories. In particular, extremely low-income large families in rentals (91 percent) as well as extremely low-income large families in ownership housing (100 percent) had the highest proportions of cost burden compared with the proportion experiencing cost burden citywide (47 percent).

**Affordability**

Affordability is determined by comparing the cost of housing to the income of local households. If costs are high relative to income, housing problems such as overcrowding and cost burden are more likely to occur. Los Angeles County's high costs of housing impact communities far beyond the affordability problem. The lack of affordable housing contributes to cost burden, overcrowding, and even homelessness. In assessing housing affordability, the California Health and Safety Code Section 50052.5 provides the following definition of affordable housing cost based on the AMI adjusted by family size and income level:

<b>Income Category</b>	<b>Affordable Housing Cost for Owners</b>	<b>Affordable Housing Cost for Renters</b>
Extremely Low (0-30% AMI)	30% of 30% AMI	30% of 30% AMI
Very Low (0-50% AMI)	30% of 50% AMI	30% of 50% AMI
Lower (51-80% AMI)	30% of 70% AMI	30% of 60% AMI
Moderate Income (81-120% AMI)	35% of 110% AMI	30% of 110% AMI

As defined by the Health and Safety Code, "adjusted by family size appropriate to the unit" means a household of one person in the case of a studio unit, two persons in the case of a one-bedroom unit, three persons in the case of a two-bedroom unit, four persons in the case of a three-bedroom unit, and five persons in the case of a four-bedroom unit. Using these affordability thresholds, current housing affordability can be estimated for the various income groups (Table H-17).

**TABLE H-17**  
**HOUSING AFFORDABILITY FOR LOWER-INCOME RESIDENTS, LOS ANGELES COUNTY**

Income Group	AMI Adjusted by Size and Income		Affordable Payment		Housing Costs		Maximum Affordable Price	
			Renter	Owner	Utilities	Taxes & Ins.	Home	Rental
Extremely Low-Income (0-30% AMI)								
		30% AMI						
One Person		\$13,605	\$340	\$340	\$50	\$80	\$46,078	\$290
Small Family		\$17,490	\$437	\$437	\$100	\$90	\$54,219	\$337
Large Family		\$21,000	\$525	\$525	\$175	\$100	\$60,305	\$375
Very Low-Income (30-50% AMI)								
		50% AMI						
One Person		\$22,675	\$567	\$567	\$85	\$115	\$80,452	\$482
Small Family		\$29,150	\$729	\$729	\$125	\$130	\$103,889	\$604
Large Family		\$35,000	\$875	\$875	\$200	\$145	\$116,224	\$675
Low-Income (50-80% AMI)								
	60% AMI	70% AMI						
One Person	\$27,210	\$31,745	\$680	\$794	\$100	\$165	\$115,922	\$580
Small Family	\$34,980	\$40,810	\$875	\$1,020	\$150	\$190	\$149,172	\$725
Large Family	\$42,000	\$49,000	\$1,050	\$1,225	\$250	\$220	\$165,564	\$800
Moderate-Income (81-20% AMI)								
		110% AMI						
One Person		\$49,885	\$1,247	\$1,455	\$100	\$215	\$249,986	\$1,147
Small Family		\$64,130	\$1,603	\$1,870	\$150	\$260	\$320,264	\$1,453
Large Family		\$77,000	\$1,925	\$2,246	\$250	\$300	\$371,880	\$1,675

Source: CA Housing and Community Development Department, 2012; Hogle-Ireland, Inc., 2012

Notes:

1. Small Family = 3 persons; Large Families = 5 persons
2. Property taxes and insurance based on averages of the region
3. Calculation of affordable home sales prices based on a down payment of 10%, annual interest rate of 4.5%, 30-year mortgage, and monthly payment 30% of gross household income
4. Based on Los Angeles County AMI of 64,800 and 2012 HCD State Income Limits
5. Monthly affordable rent based on payments of no more than 30% of household income

Comparing housing costs in Monterey Park and maximum affordable prices for low-income households in Los Angeles County shows that households with an income that is less than moderate are being priced out of the Los Angeles County rental and ownership market. Owning a home would even be difficult for moderate-income households, and renting large homes would be out of reach for most moderate-income families.

## Affordable Housing in Monterey Park

### Housing Authority

The Los Angeles County Community Development Commission, Housing Authority serves Monterey Park and provides Section 8 housing opportunities for lower-income households. The Section 8 Rental Assistance Program provides rental subsidies to low-income families that spend more than 30 percent of their gross income on housing costs.

As of May 2012, the Housing Authority provides Section 8 Housing Choice Voucher rental assistance to 432 households in Monterey Park, and there are 831 applicants on the waiting list who reside in Monterey Park. The Housing Authority waiting list is currently closed, as of 2012. Of the 432 Monterey Park recipients, 225 are elderly families. Of the 225 elderly family recipients, 100 are disabled. Table H-18 provides a breakdown of Section 8 recipients by bedrooms and unit type. The number of Section 8 vouchers in Monterey Park is a factor of how many persons have requested to participate in the program and does not reflect proactive efforts on the City's part to encourage their use.

**TABLE H-18**  
**SECTION 8 RECIPIENTS IN MONTEREY PARK BY UNIT TYPE**

Unit Type				
Low-rise Apartment	Row house	Semi- detached	House	Total
262	31	48	91	432

Source: Los Angeles Housing Authority of the County of Los Angeles, Assisted Housing Division, May 17, 2012.

### Assisted Housing and At-Risk Units

Monterey Park uses various funding sources, including Community Development Block Grant (CDBG) and HOME funds from HUD, and Section 8 rental assistance to preserve and increase the supply of affordable housing in the City through the acquisition and/or rehabilitation of renter-occupied units and the rehabilitation of owner-occupied units.

Additionally, although there are no public housing projects in Monterey Park, a number of multiple-family housing projects participate in various government assistance programs. Table H-18 lists each of the housing projects. Over the next 10 years (2013-2023), two assisted projects providing a total of 245 affordable units have expiring affordability covenants and could be at risk of converting to market rate.



**TABLE H-19**  
**ASSISTED HOUSING INVENTORY**

Project	Assisted Units	Program	Length of Affordability Controls	Earliest Termination Date	# of Units At Risk
Golden Age Village 330 N. Rural Dr.	120	Section 202	40-Year Affordability Covenant	3/1/2021	120
		Section 8	1 Year Contract	11/30/2012	
Lions Manor 215 N. Chandler Ave.	125	HFDA/ Section 8	Long Term Contract	06/15/2018	125
TELACU Monterey Park 200 W. Newmark Ave.	66	Section 8	1 Year Contract	09/30/2012	--
		RDA	Affordability Covenant	10/23/2037	
Abajo Del Sol 1000 Abajo Dr.	61	HFDA/ LIHTC	Affordability Covenant	2055	--
Pacific Bridge Adult Residential Facilities 500 S. McPherrin Ave.	6	Section 202	20 Year Contract	01/31/2018	--
		RDA	Affordability Covenant	03/2025	
Pacific Housing Development 322 E. Newark Ave.	7	Section 202	1 Year Contract	06/30/2012	--
		RDA	Affordability Covenant	03/2060	
Monterey Park Senior Village 1935 Potrero Grande Dr.	57	HFDA/ LIHTC	Affordability Covenant	2055	--
Total	442				245

Source: HUD Section 8 Database, accessed May 2012; City of Monterey Park, 2012

With most rental rates in Monterey Park being lower than the fair market rents as determined by HUD, the risk of converting is lower because there is less incentive for owners to convert the units to market rate to increase profits. Both Golden Age Village and Lions Manor are owned and operated by non-profit companies; as such, the likelihood of conversion is even further lessened. The City will continue to monitor the status of these at-risk units. Should a Notice of Intent to opt out of the Section 8 program be filed, the City will ensure that tenants are properly notified of their rights under California law.

### Preservation and Replacement Options

Despite the unlikelihood of conversion to market rate, given the non-profit ownership structure of the projects, the affordable housing units at Lions Manor and Golden Age Village are potentially at risk of converting to market-rate and must be analyzed in this Housing Element.

There are alternatives to preserving at-risk units such as those at Lions Manor and Golden Age Village, with adequate funding availability. Options include:

- Transfer of ownership to another nonprofit developer or housing organization

- Providing rental assistance to renters through other funding sources
- Purchase affordability covenants
- Refinance mortgage revenue bonds

Alternatively, units that are converted to market rate may be replaced with new assisted multi-family units with specified affordability covenants.

### Transfer of Ownership

If the current nonprofit organizations managing the units at risk are no longer able to maintain the project, transferring ownership of the affordable units to another nonprofit housing organization is a viable way to preserve affordable housing for the long term. The feasibility of this option depends on the willingness of the owner to sell, funding sources to actually buy the property, and the existence of a nonprofit organization with sufficient administrative capacity to manage the property. Additionally, projects such as Lions Manor and Golden Age Village, in which all units are affordable, can participate in ownership transfers more easily and are therefore more likely to be feasible.

The City will track the at-risk status of Lions Manor and Golden Age Village annually. If either of the properties indicates plans to convert to market rate, the City will contact qualified entities listed in Appendix A to explore transfer of ownership options.

The majority of assisted rental housing units in Monterey Park are already operated by nonprofit organizations; as such, no changes in ownership in the near future are anticipated. However, Table H-20 shows calculations of the estimated market value for the 245 affordable units that are potentially at risk of converting to market rate.

**TABLE H-20**  
**MARKET VALUE OF AT-RISK PROJECTS**

<b>Project Units</b>	<b>Total Units in At-Risk Rental Developments</b>
0-bdrm	0
1-bdrm	245
2-bdrm	0
3-bdrm	0
Total	245
Annual Operating Costs	(\$857,500)
Gross Annual Income	\$2,737,140
Net Annual Income	\$1,879,640
Market Value	\$20,676,040

1. Median Rent: 1-bed=\$950, 2-bed=\$1,300, 3-bed=\$1,895, 4-bed=\$2,498
2. Average Size: 1-bdrm = 650 sf
3. 5% vacancy rate and annual operating expenses per square foot = \$5.00
4. Market value = Annual net project income \* multiplication factor
5. Multiplication factor for a building in moderate condition = 11

## Rental Assistance

State, local, or other funding sources can also be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Section 8 program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenants' household income (including a utility allowance) up to the fair market value of the apartment. Given the unit sizes at Lions Manor and Golden Age Village (1-bedroom units), the total annual subsidy to maintain the 245 at-risk units is estimated at over \$1.48 million. The per-unit subsidy is based on the difference between fair market rents and the annual amount affordable to a low-income household.

**TABLE H-21**  
**TOTAL ANNUAL SUBSIDY REQUIRED**

Total Low-Income Units	Per Unit Subsidy	Total Annual Subsidy
245	\$6,075	\$1,488,375

Source: Hogle-Ireland, 2012.

## Purchase Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complexes require rehabilitation or are too highly leveraged. By providing lump-sum financial incentives or on-going subsidies in rents or reduced mortgage interest rates to the owner, some or all of the units can remain affordable. However, funding sources to purchase affordability covenants, especially in the wake of redevelopment's dissolution in California, may be difficult to obtain.

## Construction of Replacement Units

The construction of new low-income housing can be a means to replace at-risk units. The cost of developing new housing depends on a variety of factors including density, size of units, construction quality and type, location, and land cost. Assuming a development cost of \$150,000 for a multi-family rental unit, the cost of replacing all 245 affordable at-risk units would be approximately \$36.75 million.

## Projected Housing Need

HCD has determined that the projected housing need for the Southern California region (including the Counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial) for the planning period of 2014-2021 is within the range of 409,060 to 438,030 new housing units. The Southern California Association of Governments (SCAG) allocated this projected growth to the various cities and unincorporated county areas within the SCAG region, creating the Regional Housing Needs Assessment (RHNA). The RHNA is divided into four categories: very low, low, moderate, and above moderate income. As determined by SCAG, the City of Monterey Park's fair share allocation is 815 units, with the units distributed among the four income categories as shown in Table H-22.

**TABLE H-22**  
**2013-2021 REGIONAL HOUSING NEEDS ALLOCATION**  
**(RHNA)**

<b>Income Group</b>	<b>% of County AMI</b>	<b>2012 Total Housing Units Allocated</b>	<b>Percent of Units</b>
Very Low*	0-50%	205	25%
Low	51-80%	123	15%
Moderate	81-120%	137	17%
Above Moderate	120% and above	350	43%
<b>Total</b>	<b>—</b>	<b>815</b>	<b>100%</b>

Source: Southern California Association of Governments, 2012

State law allows local jurisdictions to use 50% of the very low income category to represent households of extremely low-income (less than 30 percent of the MFI). Using this standard, the City's very low-income RHNA of 205 units can be split into 102 extremely low-income and 103 very low-income units

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# HOUSING CONSTRAINTS ANALYSIS

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Constraints to the provision of adequate and affordable housing can be posed by market, governmental, infrastructure, and environmental factors. These constraints may result in housing that is not affordable to low- and moderate-income households, or may render residential construction economically infeasible for developers. Constraints to housing production significantly impact households with lower incomes and special needs. State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvement of housing for all persons of all income levels and disabilities. In Monterey Park, constraints to housing are related to the overall housing market and are part of regional trends that the City has no control over.

The constraints analysis must also demonstrate local efforts to remove barriers to achievement of goals for housing production and housing for persons with disabilities. Should constraints preclude the achievement of housing goals, State Housing Element law requires jurisdictions to address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. Where constraints to housing production related to the City's regulations or land use controls are identified, appropriate programs to mitigate these constraints are included in the Housing Plan.

## **Market Constraints**

Many factors affecting housing costs are related to the larger housing market. Land costs, construction costs, and labor costs all contribute to the cost of housing, and can hinder the production of affordable housing. Additionally, the availability of financing can limit access to homeownership for some low-income households.

## **Development Costs**

A significant cost factor associated with residential building is the cost of building materials and labor, which can comprise a significant portion of the sales price of a home. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data is national and does not take into account regional differences, and does not include the price of the land upon which the building is built. The national averages for costs per square foot unit of apartments and single-family homes are as follows:

- Type I (fire resistive) or Type II (non-combustible), Multi-Family: \$125 to \$142 per sq. ft.
- Type V Wood Frame, Multi-Family: \$94 to \$100 per sq. ft.
- Type V Wood Frame, One and Two Family Dwelling: \$103 to \$111 per sq. ft.

More particularly for apartment buildings, construction estimates for four to seven-story buildings in the City of Los Angeles are \$187.72 per square foot, and \$227.90 per square foot for buildings of eight to 24 stories.<sup>1</sup> The increased square foot cost is associated with the difference in construction materials and approach required for taller buildings.

In Monterey Park, developers estimate residential construction utilizing Type V Wood Frame construction at approximately \$100 per square foot, and four-story residential construction at approximately \$150 per square foot as of the end of 2012.

The unit costs for residential care facilities generally range between \$119 and \$168 per square foot. These costs are exclusive of the costs of land and soft costs, such as entitlements, financing, etc. The City's ability to mitigate high construction costs is limited without direct subsidies. Another factor related to construction cost is development density. With an increase in the number of units built in a project, overall costs generally decrease as builders can benefit from the economies of scale.

The price of land is also one of the largest components of housing development costs. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (steep slopes, soil stability, seismic hazards, or flooding) can also be factored into the cost of land.

In Monterey Park, the limited amount of vacant, developable land greatly restricts the opportunities for construction of affordable housing and drives up the cost of available vacant land. Speculation by foreign investors—particularly given the City's attractiveness to the Asian market—has driven up the prices of available parcels significantly higher than those of neighboring jurisdictions. These external influences greatly restrict the ability to construct large numbers of affordable housing units without providing large governmental subsidies to compensate for the high land and construction costs. Smaller infill projects of one to four units, however, as well as higher-density mixed-use development along major roadway corridors, may be feasible projects in Monterey Park.

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<sup>1</sup> Reed Construction Data – RSMeans/Charts: Reed Construction Data – CanaData, as cited at <http://evstudio.info/cost-per-square-foot-of-commercial-construction-by-region/>. Accessed 12/5/12.

Depending on location and desirability of the site, land costs can range from a low of \$12.49 per square foot to a high of \$57.88 per square foot. Fully entitled land is likely to sell for much more. Higher cost land is located along streets with utilities already provided; lower cost land reflects the need to place infrastructure and utilities. In addition to assisting developers in finding properties that are lower priced, the City can support affordable housing by writing down the cost of land on property, such as through the use of CDBG or HOME funds, in exchange for affordability controls.

**TABLE H-23  
VACANT RESIDENTIAL LAND PRICES**

<b>Zone</b>	<b>Price</b>	<b>SF</b>	<b>Price per SF</b>
R-1	\$300,000	8,712	\$34.44
R-3	\$3,380,000	270,590	\$12.49
R-3	\$1,999,999	34,556	\$57.88
R-3	\$448,880	8,832	\$50.82
<b>Average Price Per SF</b>			<b>\$38.91</b>

Source: MLS Listings, May 2012

### **Labor Cost**

The California Labor Code applies prevailing wage rates to public works projects exceeding \$1,000 in value. Public works projects include construction, alteration, installation, demolition, or repair work performed under contract and paid for in whole or in part out of public funds. If public funds are involved in an affordable housing development, which is often the case, prevailing wage rates are likely to apply. While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add approximately 25 percent extra to construction costs. According to a 2005 study from the Berkeley Program on Housing and Urban Policy, prevailing wages can add nine to 37 percent to construction costs of low-income housing. In the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies.

### **Availability of Mortgage and Rehabilitation Financing**

The availability of financing affects a person's ability to purchase or improve a home; the cost of borrowing money for residential development is incorporated directly into the sales price or rent. Interest rates are determined by national policies and economic conditions, and there is virtually nothing a local government can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchasing opportunities to a broader economic segment of the population. However, given the prevailing low interest rates, interest write-downs are not currently viable. Federal government-insured loan programs are also an option available to some households to reduce mortgage requirements and provide access to ownership housing, with lower required down payments.

Under the federal Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The availability of financing for a home greatly affects a person's ability to purchase a home or invest in repairs and improvements.

As shown in Table H-24, approximately 56,900 households applied for conventional mortgage loans to purchase homes in the Los Angeles-Long Beach-Glendale MSA during 2010, of which Monterey Park is a part. The data includes purchases of one- to four-unit homes, as well as manufactured homes. Over 50 percent of the loan applications were received from households that reported their income as above moderate-income (earning greater than 120 percent of Median Family Income [MFI]). Moderate-income households (80 to 120 percent of MFI) and lower-income households (less than 80 percent MFI) accounted for 18% and 12%, respectively.<sup>2</sup> Almost two-thirds (63 percent) of the applications were originated (approved by lenders and accepted by applicants) and over 14 percent were denied, with the remaining 23 percent of the applications withdrawn, closed for incompleteness, or not accepted by the applicants (see Table H-24). As expected, the denial rate was lowest for the moderate- and upper-income groups.

Government-backed lending represents a significant alternative financing option for Monterey Park residents. While previously underutilized in the past, government-assisted home purchases now represent a significant portion of the market. Almost 37,900 Los Angeles area households applied for government-backed lending in 2010 (Table H-25), compared to only 332 in 2006. Usually, low-income households have a much better chance of getting a government-assisted loan than a conventional loan. As such, the proportion of lower-income and moderate-income households applying for these types of mortgages was higher than the proportions for conventional mortgages.

Both application rates and origination rates in conventional lending have contracted significantly in recent years; in 2006, nearly 300,000 households applied for a conventional mortgage, compared to only 56,868 in 2010.

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<sup>2</sup> Income data was unavailable for 16 percent of the applicants.



**TABLE H-24**  
**DISPOSITION OF CONVENTIONAL HOME PURCHASE LOAN APPLICATIONS**  
**FOR THE LOS ANGELES-LONG BEACH-GLENDALE MSA (2010)**

<b>Applicant Income</b>	<b>Total Apps.</b>	<b>% of Total</b>	<b>% Orig.</b>	<b>% Denied</b>	<b>% Other*</b>
Lower- Income (<80% MFI)	6,733	12%	57%	20%	23%
Moderate-Income (80 to 120% MFI)	10,416	18%	63%	15%	22%
Upper-Income (>120% MFI)	30,683	54%	66%	12%	22%
All	56,868**		63%	14%	23%

Source: Home Mortgage Disclosure Act (HMDA), 2012.

\* "Other" includes applications approved but not accepted, withdrawn, and files closed for incompleteness.

\*\*Totals do not match up based on the unavailability of income data for some applicants.

**TABLE H-25**  
**DISPOSITION OF GOVERNMENT-ASSISTED HOME PURCHASE LOAN**  
**APPLICATIONS FOR THE LOS ANGELES-LONG BEACH-GLENDALE MSA (2010)**

<b>Applicant Income</b>	<b>Total Apps.</b>	<b>% of Total</b>	<b>% Orig.</b>	<b>% Denied</b>	<b>% Other*</b>
Lower-Income (<80% MFI)	8,668	23%	59%	20%	21%
Moderate-Income (80 to 120% MFI)	11,114	29%	64%	15%	20%
Upper-Income (>120% MFI)	13,871	37%	68%	14%	18%
All	37,883**		64%	16%	20%

Source: Home Mortgage Disclosure Act (HMDA), 2012.

\* "Other" includes applications approved but not accepted, withdrawn, and files closed for incompleteness.

\*\*Totals do not match up based on the unavailability of income data for some applicants.

Interest rates substantially impact home construction, purchase, and improvement costs. A fluctuation in rates of just 2.5 percent can make a drastic difference in the annual income needed to qualify for a loan. In the recent past, Monterey Park and the country as a whole have experienced interest rates at historically low levels, enabling many households to purchase a home. Even so, the availability and cost of capital required for pre-development costs for new housing, such as land purchase option money and project design and entitlement processing, as well as uncertainty in the larger housing market, remain a deterrent to development of affordable multi-family housing.

The entire nation, and the Southern California region in particular, experienced a large number of foreclosures during the 2007-2012 housing crisis. In many cases, financing for these homes was made through the sub-prime credit market. Sub-prime loans are characterized by higher interest rates and fees than prime loans, and are more likely to include prepayment penalties. Beginning in 2006, foreclosures were on a dramatic rise, indicative of the housing and larger economic crisis of the Great Recession. In 2012, the nation and region began to see a decrease in new Notices of Default throughout California, as indicated in Table H-26.

**TABLE H-26**  
**SOUTHERN CALIFORNIA NOTICES OF DEFAULT**

County/Region	2011Q1	2012Q1	Percent Change
Los Angeles	13,957	11,443	-18.0%
Orange	4,652	3,733	-19.8%
San Diego	4,758	4,185	-12.0%
Riverside	6,769	5,542	-18.1%
San Bernardino	5,514	4,722	-14.4%
Ventura	1,437	1,255	-12.7%
Imperial	289	257	-11.1%
Southern CA	37,376	31,137	-16.7%

Source: DataQuick April 24, 2012 News Release, Further Decline in California Foreclosure Activity

## Governmental Constraints

Actions taken by City government can also impact the price and availability of housing in the City. Land use controls, site improvement requirements, building codes, fees, and other local programs to improve the overall quality of housing may unintentionally serve as a constraint to housing development. The following public policies can affect overall housing availability, adequacy, and affordability.

Consistent with State law (Section 65583), this section addresses five potential constraints to housing development:

- Land use controls
- Building codes and their enforcement
- Site improvements (on and off-site)
- Fees and exactions
- Processing and permit procedures
- Housing for people with disabilities

## Land Use Controls

Development and growth in Monterey Park are issues of critical importance to City government and residents. Land use controls set forth by the General Plan and local voter-approved initiatives could have direct effects on the availability and affordability of housing in the City. Controls currently in place in Monterey Park are described below.

## General Plan Land Use Element

The City completed a comprehensive update of its General Plan in 2001. The Land Use Element of the General Plan sets forth the City's policies for guiding local development and growth. These policies, together with zoning regulations, establish the amount and distribution of land uses within the City. The Land Use Element provides residential development opportunities consistent with those allowed under the City's existing R-1, R-2, and R-3 zones. It also introduced three new mixed-use development categories that promote consolidation of existing lots and development of mixed commercial, office, and residential uses. Interest among developers to complete such projects within Monterey Park is high. Examples of completed mixed-use development over the past few years include Atlantic

Times Square, Monterey Park Towne Centre, and Villa Garfield.

The Land Use Element projects potential development pursuant to the Land Use Plan of 21,719 housing units within Monterey Park. According to the Census, the City's housing in 2010 consisted of 20,631 units. As provided for in the General Plan, the potential remains for another 1,088 units, although this number is flexible depending upon the actual density yields of individual development projects.

**TABLE H-27  
RESIDENTIAL LAND USE DESIGNATIONS**

<b>General Plan Land Use Category</b>	<b>Corresponding Zone Districts</b>	<b>Maximum Densities</b>	<b>Typical Residential Types</b>
Low Density Residential (LDR)	R-1, P-D	8 du/acre	Traditional detached single family homes, with one dwelling per lot
Medium Density Residential (MDR)	R-2, P-D, S-C-H	16 du/acre	Attached or detached units, with private or common open spaces
High Density Residential (HDR)	R-3, P-D, S-C-H	25 du/acre	A variety of detached and attached housing types, typically apartments, condominiums and townhomes
Downtown Mixed-Use (MU-I)	R-2, R-3, C-B, R-S, P-D	30 du/acre <sup>1</sup>	A variety of attached housing types, including apartments, condominiums and townhomes; incorporating the integration of commercial, office, and residential within a specific area (vertical or horizontal mixing)
East Garvey Mixed-Use (MU-II)	R-3, C-B, C-S, N-S, P-D	30 du/acre <sup>1</sup>	
Baltimore Avenue Mixed-Use (MU-III)	R-2, R-3, C-B, C-S, P-D	25 du/acre <sup>1</sup>	

Note 1: The General Plan allows for these higher densities based on the type of development proposed. See discussion below.

Source: City of Monterey Park General Plan and Zoning Map

The Land Use Element designates a total of 95 acres of land as Mixed-Use I (MU-I), 49 acres of land as Mixed-Use II (MU-II), and 11 acres of Mixed-Use III (MU-III). These designations allow residential uses to be integrated with commercial uses. Uses may be mixed vertically, with residential dwellings above street level office and retail businesses, or side by side, with residences and commercial development mixed along a city block. The higher densities allowed in these designations create opportunities for providing affordable housing.

On properties designated MU-I, no stand-alone residential development is permitted. Residential use must be combined with commercial development, and the permitted residential development intensity is 30 units per acre. For MU-II designation, stand-alone residential development is permitted at up to 12 units per acre. When combined with commercial development, the permitted residential density is 30 units per acre. In MU-III areas, regulations permit either stand-alone residential uses, or a combination of residential and commercial units, at a constructed density of up to 25 units per acre.

Based on existing land uses, character of surrounding neighborhoods, and the City's vision for these areas, the General Plan projects that 15 percent of the MU-I areas, 25 percent of the MU-II areas, and 25 percent of the MU-III areas may be developed with residential uses. MU-I is concentrated in the blocks immediately surrounding the intersection of Garvey Avenue and Garfield Avenue, and along Atlantic Boulevard north of Garvey Avenue. MU-II uses are located on both sides of Garvey Avenue east of Lincoln Avenue, along Garfield south of Newmark, and along Pomona Boulevard both east and west of Garvey Avenue. The MU-III uses are concentrated along the Baltimore Avenue area north of Garcelon Avenue.

Since adoption of the General Plan, the City has processed several applications for large-scale mixed-use developments that include residential components:

- The Atlantic Times Square project includes 210 units, with construction completed in 2011. The project has 20 affordable units.
- The Villa Garfield development, built in 2007, includes 88 affordable, senior units, as part of a mixed-use development.
- The Monterey Park Towne Centre, a five-story mixed-use project, was approved at a density of 49.77 dwelling units per acre. The project includes 109 residential units, and is anticipated to begin construction in 2012/2013.
- The Garvey Villas project, approved in 2006, includes 98 condominium units and ground-floor retail. The project was approved at a density of 50 du per acre. The project entitlements expired due to the downturn in the economy.
- Piet M is a six-story mixed-use project, approved in 2007. The proposed design included first level commercial and five stories totaling 54 residential units. Project entitlements expired due to the downturn in the economy and the developer's difficulty obtaining a loan.

### **Voter-Approved Initiative**

Measure L requires that any change or amendment to the General Plan Land Use Element, Zoning Map, or Zoning Code which would effectively change the permitted uses of land must be approved by a simple majority of voters in a regular or special municipal election. This includes changes that would increase permitted densities, change land use or zoning designations, or change the definitions of zoning or land use categories. Exemptions from the voter approval rule include:

- Variances
- Conditional Use Permits
- Changes in uses and requirements within zones that do not increase residential densities (that is, decreases may be permitted without voter approval)

- Changes in uses and requirements that do not change lot size or building height requirements in commercial or manufacturing zones
- Rehabilitation and remodeling of existing units
- Changes in zoning which do not exceed one acre of land
- Dwelling units of any very low-income, low-income, or senior citizen projects funded or subsidized pursuant to the provisions of federal, State, or local laws or programs

Measure L does not conflict with the State density bonus law. Residential projects with an affordable housing component (with or without public funding) meeting the State density bonus requirements are eligible for density increases above the maximum density permitted.

Although very low- and low-income and senior housing units are formally exempted from the voter approval requirement, the regulation can be considered to establish barriers to non-subsidized development of housing within the City where a General Plan amendment or zone change is required. Typically, the time required for a General Plan amendment or zone change to complete the voter approval process could extend past one year – depending upon the scheduling of elections - with no certainty of the outcome. The developer must also bear the costs of soliciting public support for the amendment or zone change. When the City comprehensively updated the General Plan in 2001, land use policy was adjusted to respond to the more modern market conditions and demands, to anticipate future needs, and to direct development in a manner that can achieve a vibrant and balanced community. By updating the General Plan in a comprehensive manner, the need to amend the General Plan in the future, thereby triggering Measure L, was substantially reduced.

During the General Plan update process, extensive efforts were undertaken to educate the community regarding the merits of and need for mixed-use development in Monterey Park. In November 2001, the voters of Monterey Park passed the ballot measure to approve the proposed Land Use Element, including the mixed-use designations. In addition, the City established a goal in the General Plan to establish an ongoing educational outreach program, using the City website, newsletters, and brochures to inform the public regarding the impacts of Measure L on land use planning.

### **Zoning Code**

The City initiated a comprehensive Zoning Code update to fully implement General Plan policy and to update outdated sections of the Code. This effort was completed in 2013.

### **Residential Development Standards**

Within the guidance provided by the Land Use Element, the City maintains three residential zoning districts intended to provide for a range of housing types and prices. Development standards applicable to each zone are summarized in Table H-28.

The Monterey Park Zoning Code (Title 21 of the Municipal Code) establishes a minimum lot area per dwelling unit to facilitate residential development at densities specified while recognizing the constraints of narrow lots.

The City offers a height bonus for affordable units through the density bonus provisions. Furthermore, if mixed-use designations are implemented, the maximum height limit in the mixed-use areas is between 40 and 130 feet, depending on the location.

To improve the living environment of residential neighborhoods, communities typically require housing to have a certain amount of open space, such as yards, common space, and landscaping. In Monterey Park, open space is reflected in setbacks and lot coverage requirements for single-family developments, and minimum required open space areas for multi-family developments. For single-family homes in the R-1, R-2, and R-3 districts, most of this open space is located within the required 25-foot front and back yards.

For duplexes in the R-2 or R-3 zones, a minimum of 200 square feet of common open space and 250 square feet of private open space is required. For multi-family developments with three or more units, 600 square feet of common open space is required in the R-2 zone and 400 square feet is required in the R-3 zone. Both zones also require 250 square feet of private open space.

The parking requirements for residential development include parking for both tenants and guests. These parking standards, presented in Table H-29, are comparable to those found in other Southern California cities. Whereas many cities require covered parking for all multi-family units, Monterey Park only requires that 50 percent of the parking be enclosed or covered for residential apartments of less than 12 units.

Additionally, housing is permitted in areas designated by the General Plan as Mixed Use, which is discussed in more detail in a subsequent section of this document.

**TABLE H-28**  
**RESIDENTIAL DEVELOPMENT STANDARDS**

<b>Standards</b>		<b>R-1</b>	<b>R-2</b>	<b>R-3</b>
Primary Housing Type		Single-family dwellings & mobile homes on permanent foundations	Medium-density multiple-family dwelling units and condominiums	High-density multiple-family dwelling units and condominiums
Density (Units/Acre)		8	16	25
Minimum Lot Area		6,000 sf	6,000 sf	7,200 sf
Minimum Lot Width		50 ft	50 ft	60 ft
Minimum Lot Depth		n/a	n/a	100 ft
Lot Area Per Unit		1 unit per lot	1 unit per 2,723 sf on lots $\geq 15,000$ sf with $\geq 100$ ft front	1 unit per 1,743 sf on lots $> 50,000$ sf with $\geq 200$ ft front
			1 unit per 4,356 sf on lots $\geq 9,000$ sf with $\geq 50$ ft front	1 unit per 2,400 sf on lots $\geq 25,000$ sf with $\geq 150$ ft front
			1 unit per 5,000 sf on all other lots with $< 50$ ft front	1 unit per 3,000 sf on lots $\geq 7,000$ sf with $\geq 50$ ft front 1 unit per 3,630 sf on all lots with $< 50$ ft front OR lots $< 7,000$ sf
Minimum Floor Area Ratio		Lots $< 6,000$ sf = 0.50	n/a	n/a
		Lots 6,000 to 10,000 sf = 0.40		
		Lots $> 10,000$ sf = 0.35		
Maximum Building Length		n/a	60 ft	80 ft when facing public street, 120 ft elsewhere
Minimum Setbacks	Front	25 ft	25 ft	25 ft
	Hillside	10 ft	10 ft	10 ft
	Side, 1 <sup>st</sup> Floor	5 ft	5 ft	5 ft
	Side, 2 <sup>nd</sup> Floor	10 ft	10 ft	10 ft
	Side Facing Street 1 <sup>st</sup> Floor	10 ft	15 ft	15 ft
	Side Facing Street 2 <sup>nd</sup> Floor	15 ft	25 ft	25 ft
	Rear	25 ft	25 ft	25 ft
Maximum Building Height		2 stories or 30 ft (15 ft within side yard setback areas)	2 stories or 30 ft 15 ft within side yard setback areas)	2 stories or 30 ft (15 ft within side yard setback areas)

Source: City of Monterey Park Zoning Code, 2013

**TABLE H-29**  
**PARKING REQUIREMENTS**

Use	Required Parking Spaces
<b>Single Family Dwelling Units</b>	
Single-Family Dwelling	2 spaces located in garage
Single-family Dwelling over 3,000 SF	1 additional parking space in garage
<b>Multiple-Family Dwelling Units</b>	
Multiple family (12 units or less, 3 or fewer bedrooms)	1 enclosed space, 1 uncovered space, plus 1 guest space/2 units
Multiple family (12 units or less, 4 or more bedrooms)	1 enclosed space, 1 uncovered space, plus 2 guest spaces/unit
Multiple family (13 units or greater, 3 or fewer bedrooms)	2 enclosed spaces, plus 1 guest space/2 units
Multiple family (13 units or greater, 4 or more bedrooms)	2 enclosed spaces, plus 1 guest space/unit
Condominium/Townhome (3 or fewer bedrooms)	2 enclosed garage spaces, plus 1 guest space/2 units
Condominium/Townhome (4 or more bedrooms)	2 enclosed garage spaces, plus 1 guest space/unit
<b>Second Units</b>	
Second unit, less than 600 SF	1 enclosed garage space
Second unit, more than 600 SF	2 enclosed garage spaces
<b>Senior Citizen Housing</b>	
Moderate-income senior housing development	1 parking space for each dwelling unit, plus 1 guest space for each 4 units, plus 1 space for the property manager/caretaker unit.
Mixed moderate-income and low/very low-income affordable senior housing development	0.8 parking space for each dwelling unit, plus 1 guest space for each 4 units (minimum of 3 spaces), plus 1 space for the property manager/caretaker unit
Low-income affordable senior housing development	0.65 parking space for each dwelling unit, plus 1 guest space for each 6 units (minimum of 2 spaces), plus 1 space for the property manager/caretaker unit
Very low-income affordable senior housing development	0.5 parking space for each dwelling unit, plus 1 guest space for each 8 units (minimum of 2 spaces), plus 1 space for the property manager/caretaker unit

Source: City of Monterey Park Zoning Code, 2013

Notes: The Design Review Board will review multiple-family residential projects for architectural considerations. Dens, studies, or similar habitable rooms may be counted as a bedroom for purposes of determining required parking. Guest parking is already factored into the overall parking requirement.

### **Mixed-use Development Standards**

The predominant constraint to residential development in Monterey Park is the lack of vacant land. With the introduction of three mixed-use designations in the 2001 General Plan, the City has expanded opportunities for different types of housing at higher densities. Table H-30 identifies the development standards for the three mixed-use areas. The standards identified assume that the development contains both commercial and residential uses.



**TABLE H-30**  
**MIXED-USE DEVELOPMENT STANDARDS**

Standards	MU-I			MU-II	MU-III
	Downtown Core	Downtown Perimeter	North Atlantic	East Garvey	Baltimore
Maximum Density	30 du/acre*			30 du/acre***	25 du/acre
Maximum Floor Area Ratio (FAR)	1.25	0.90	1.75	0.75	0.65
Maximum FAR with pedestrian linkages	2.25	1.75	2.25	1.25	1.25
Height	75 ft or 5 stories	55 ft	75 ft or 5 stories**	40 ft	55 ft
Minimum Lot Area	1.5 acres			0.5 acres	0.5 acres
Parking	2 covered spaces / unit, which may be in tandem, plus .5 guest spaces per unit				
Open Space	200 sf/unit			200 sf/unit	200 sf/unit

Source: Monterey Park General Plan and Zoning Code Chapter 21.14.090 – Property Development Standards for Mixed Use Developments and Commercial Developments

\* Densities above 30 units per acre may be approved with a conditional use permit.

\*\*Up to 130 ft within 200 ft of Hellman

\*\*\*Stand-alone residential maximum density is 12 du/acre

The General Plan uses mixed-use development as a critical component of its goal to establish Monterey Park's downtown and other designated commercial corridors as vibrant mixed-use districts that provide opportunities for new commercial and residential development in a pedestrian environment. The City has adopted P-D zoning district to implement General Plan land use policy and facilitate a creative and more efficient approach to the use of land. The P-D district provides greater flexibility in the design of integrated developments than otherwise possible through strict application of zoning and planning regulations. Five large-scale mixed-use projects have been approved since adoption of the 2001 General Plan. Of these projects, two are complete (Atlantic Times Square and Garfield Villa), one is scheduled to begin construction of the residential component in 2012/2013, and two have expired permits due to the recent economic downturn.

Mixed-use projects are permitted with a Precise Plan approval in the mixed-use areas indicated by the General Plan Land Use Policy Map. Mixed-use projects are subject to the development standards indicated under the Planned-Development District within the Zoning Code.

There is no minimum unit size required in any of the mixed-use areas. Mixed-use areas allow for greater height and density than any other residential areas in the City, including heights up to 130 feet within one area, and generally between 40 and 75 feet throughout the mixed-use areas. To facilitate the development of more housing in the City's commercial areas, shared parking opportunities are encouraged. A reduction in the total number of parking spaces required in mixed-use projects may be permitted if supported by shared parking and parking demand studies.

Additionally, the Zoning Code allows tandem parking for residential units within mixed-use developments. The open space requirements for mixed-use projects are substantially less than that of residential-only projects, at 200 square feet per unit, 50 percent of which may be achieved through private open space.

Setback requirements are altered to reflect the commercial nature of the ground-floor of developments within the mixed-use areas. The minimum front setback relates to the pedestrian realm and dictates the widths of sidewalks. For residential-only projects adjacent to the street frontage within the MU-II and MU-III designations, the setback must be between five and 10 feet. No side or rear setbacks are required in any mixed-use areas unless the site is adjacent to an R-1 zone, in which case a 15-foot setback is required where it abuts R-1.

### Providing for a Variety of Housing Types

The Land Use Element and Zoning Code contain the policies and standards that allow for the development of a variety of housing types. Table H-31 lists the allowed location of specific uses.

**TABLE H-31  
PERMITTED RESIDENTIAL USES**

USES	R-1	R-2	R-3	N-S	S-C	C-B	R-S	C-S	C-P	O-P
One Family Homes	P	P	P	-	-	-	-	-	-	-
Multi-Family Housing	-	P	P	L in General Plan MU areas						-
Boarding House	-	C	C	-	-	-	C	C	C	-
Community Care Facility, six or fewer	P	P	P	-	-	-	-	-	-	-
Community Care Facility, seven or more	-	C	C	-	-	-	-	C	C	-
Nursing/Convalescent Hospital	-	C	C	-	-	-	-	C	L	-
Emergency Shelters	-	-	-	-	-	-	-	-	-	L
Transitional Housing**	-	-	C	-	-	-	-	C	C	-
Supportive Housing **	-	-	C	-	-	-	-	C	C	-
Single Room Occupancy	-	-		-	-	-	L	L	L	-
Fraternity or Sorority House	-	C	C	-	-	-	-	-	-	-
Mixed Use Development	-	L*	L*	L in General Plan MU areas						-
Mobile Home	L*	C	C	-	-	-	-	-	-	-
Second unit housing	A*	A*	A*	-	-	-	-	-	-	-
Senior Housing	-	C	C	C in General Plan MU areas						-

P = Permitted by right

A = Accessory Use. Use permitted only if accessory to another primary use on the same site.

C = Conditional Use. Use eligible for consideration under the conditional use procedures and permitted only if the conditional use permit is approved, subject to the specific conditions of such permit.

L = Permitted subject to limitation or special standards. Mixed use development limited to Mixed-Use Overlay zone/P-D zone.

\* = Use shall be subject to special conditions or specific restrictions as listed in this section.

- = Not a permitted use.

\*\*\* = Transitional housing and Supportive housing are permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. The entry in the table refers to Transitional housing and Supportive housing structured as a group home.

Note: Uses permitted in P-D zones pursuant to underlying zoning.

Source: Monterey Park Municipal Code, 2013

Monterey Park's development standards are considered standard for suburban communities in Los Angeles County and Southern California and do not impede the ability to develop housing at appropriate densities.

### **Multi-Family Housing**

Multi-family housing is permitted by right in the R-2 and R-3 zones and all areas designated as mixed-use on the General Plan Land Use Policy Map (although certain mixed-use areas require a commercial component as well).

### **Second Units**

As indicated in Table H-31, Monterey Park permits the construction of second units on all residential sites containing an existing single-family home, consistent with State law. Conditions of approval for second units are standard and do not impede the creation of second units. These conditions include:

- A maximum of one second unit is permitted on R-1 zoned property and R-2 and R-3 zoned properties occupied by one single-family residence.
- The design and incorporation of a second unit on a single-family residential property must comply with all development standards of the R-1 zone, including front, rear, and side yard setbacks, floor area ratios and lot coverage limitations.
- The second unit must not exceed 30 percent of the gross floor area of the primary dwelling, and except for an efficiency unit, must be a minimum of five hundred square feet in size.
- Limited to one story and an overall height of 15 feet if detached from the primary dwelling.
- The finished floor elevation of the second unit must be no more than two feet above or below the finish floor elevation of the primary unit at the front of the lot.
- The second unit must maintain architectural compatibility with the primary dwelling unit, including architectural style, roof type, paint color, finish, details, etc.
- The second unit must contain facilities for living, eating, sleeping, cooking, and sanitation.
- At least one off-street parking space in a garage is required for second units less than or equal to 600 square feet, and two parking spaces for those greater than 600 square feet, which must be independent of parking provided for the primary unit and must be directly accessible to the second unit by a door or a paved pathway and may not encroach into setbacks applicable to the zone and property.

The applicant for a second unit must be the owner/occupant of the primary unit, but may reside in the second unit once completed. An affidavit, in a form to be provided by the planning department, must be signed by the property owner, and must be submitted to the planning department on a yearly basis, verifying that either the primary residence or second dwelling unit is currently occupied by the property owner. A covenant, approved by the city attorney, must be recorded with the County Recorder's office and a certified copy of the recorded covenant shall be filed with the Community Development Department prior to issuance of a building permit to build a second unit.

In recent years, only five applications have been submitted for second units.

### **Senior Citizen Housing**

To facilitate the development of affordable senior citizen housing (multi-family housing units that are restricted to elderly persons of lower income), the City has established a senior citizens housing (S-C-H) overlay zone. This zone helps provide for the unique needs of special housing for senior citizens in a manner compatible with existing and future surrounding developments. All projects requesting an S-C-H overlay must be constructed or used as senior housing development. As a condition of approval for any senior housing development that applies for the overlay, the property owner or owners must enter into a covenant, running with the land, which restricts the development to be used for senior citizen housing only, for a minimum period of 55 years.

The S-C-H overlay zone is restricted to areas zoned R-2 and R-3, and any commercial zone within an area designated by the General Plan as Mixed Use. Within the overlay, senior citizen dwelling units are limited to a maximum of two bedrooms. The maximum occupancy in a senior housing development dwelling unit is three persons, one of whom must be a senior citizen; the other occupants may be senior citizens, qualified permanent residents, or permitted healthcare residents. Senior housing developments within an S-C-H Overlay Zone must contain a minimum of thirty-five (35) senior citizen dwelling units.

Development standards within the S-C-H overlay are generally consistent with those in the R-3 zone, with the following exceptions:

- Height limits increase to 40 feet or 3 stories
- Maximum density increases to 50 units per acre
- Maximum unit size is limited to 900 square feet
- 200 square feet of open space is required for each housing unit, 100 square feet of which is provided as private open space and 40 percent of open space shall be common open space.

### **Community Care Facilities**

The Monterey Park Zoning Code defines residential care facilities as any facility, place or building that is maintained and operated to provide nonmedical residential care, day treatment, and adult day care services, including, but not limited to, the physically handicapped, mentally challenged, and abused or neglected children. The Zoning Code provides for “residential facilities,” including any family home or group care facility that offers 24-hour nonmedical care of persons, and “adult day care facilities,” including any facility that provides nonmedical care to persons 18 years of age or older on a less than 24-hour basis, as community care facilities. Consistent with State law, the City facilitates the development of residential care facilities by treating licensed facilities that serve six or fewer persons as a standard residential use. Community care facilities serving more than six persons are conditionally permitted in the R-2, R-3, C-S, and C-P zones.

### **Emergency and Transitional/Supportive Housing**

Emergency shelters provide short-term shelter (usually for up to six months of stay) for homeless persons or persons facing other difficulties, such as domestic violence. Emergency shelters are permitted by right in the O-P zone subject to the limited standards permitted by State law.

Transitional and supportive housing are residential uses of property where onsite services may include supportive services such as job training and counseling to individuals and families who are transitioning to permanent housing. In transitional housing, residents may stay up to two years while supportive housing has no limit on length of stay. Consistent with State law, small transitional and supportive housing (so-called group homes) serving six or fewer people is considered a standard residential use and is permitted in all zones where residential uses are permitted. Transitional and supportive housing that functions as a regular multi-family use (such as apartments) will be permitted where multi-family uses are permitted (R-2, R-3, and P-D). Transitional and supportive housing will be permitted as a residential use and will only be subject to those restrictions that apply to other residential uses of the same type in the same zone. Transitional and supportive housing structured as a group home (community care facility) serving more than six residents is conditionally permitted in the R-3, C-S, and C-P zones.

Homeless shelters are subject to the City’s standard permitting processes, including Design Review Board approval for new buildings and exterior remodels and plan check. Development standards are specified in the Zoning Code and are similar to conditions required for similar uses, with specific standards applicable to emergency shelters that comply with California Government Code Section 65583(a)(4).

### **Manufactured and Mobile Homes**

Manufactured housing is permitted by right on all lots which permit single family houses, pursuant to State law. Mobile homes on a permanent foundation are conditionally permitted in the R-2 and R-3 zones and are permitted by right in the R-1 district, subject to certain restrictions. These restrictions include a requirement that the homes have a roof with a pitch of not less than a two-inch vertical rise for each 12 inches of horizontal run and consisting of roofing material customarily used for conventional single-family residences and is consistent with the primary unit on the lot and compatible with other dwelling units in the area, and the unit must have porches and eaves, or roof with eaves, when they are necessary to make the unit compatible with other dwellings in the area, and the unit must be covered with an exterior siding material customarily used on conventional dwellings and approved by the planner reviewing the application. The exterior material must extend to the ground except that when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.

### **Farmworker Housing**

As indicated in the Community Needs Assessment, only 0.3 percent of Monterey Park residents have “Farming, Forestry, and Fishing” occupations, according to the 2006-2010 Census ACS Five-Year Estimates. City records indicate that there are no agricultural operations in Monterey Park.

The City does not have any agricultural zones. As Monterey Park is a completely urbanized community and does not permit large-scale commercial agricultural activities, there is no need for land use regulations to address the State Employee Housing Act (Section 17000 of the Health and Safety Code).

### **Single-Room Occupancy Facilities/Boarding Houses**

Single-room occupancy (SRO) developments house people in single rooms, with tenants often sharing bathrooms and kitchens. SROs are included in the definition of boarding houses in the Zoning Code, and are permitted in the R-S, C-S, and C-P zones. The conditional use permit (CUP) criteria for the review of SROs pertain to performance standards such as hours of operation, security, and parking, etc. and are no more stringent for SROs than for other similar types of housing. The CUP process helps ensure the compatibility of SROs with surrounding uses. A CUP may not be granted if a determination is made that the use will be detrimental to the health, safety and general welfare of the community. These objective requirements are the same for all uses requiring a CUP.

### Specific Plans

The City of Monterey Park has one large-scale specific plan: the North Atlantic Boulevard Specific Plan. This specific plan was adopted in 1987 and is tailored to encourage increased commercial development on North Atlantic Boulevard. Three other Specific Plans will be rescinded with the 2013 Zoning Code update.

### Density Bonus

Consistent with State law, developers in Monterey Park can receive density bonuses of 20 to 35 percent, depending on the amount and type of affordable housing provided. The density bonus regulations allow for exceptions to applicable zoning and other development standards to further encourage development of affordable housing. To date, the four mixed use projects in the City have requested density bonuses and have been approved at or about 50 dwelling units per acre.

**TABLE H-32**  
**DENSITY BONUS PROGRAM**

<b>Group</b>	<b>Minimum % of Units</b>	<b>Bonus Granted</b>	<b>Additional Bonus for Each 1% Increase in Target Units</b>	<b>% Target Units Required For Maximum 35% Bonus</b>
Very Low-Income	5%	20%	2.5%	11%
Low-Income	10%	20%	1.5%	20%
Moderate-Income (Condo or PUD Only)	10%	5%	1%	40%

Developers may seek a waiver or modification of development standards that have the effect of precluding the construction of a housing development meeting the density bonus criteria. The developer must show that the waiver or modification is necessary to make the housing units economically feasible.

The City's density bonus regulations also include incentives and concessions. A developer can receive an incentive or concession based on the proportion of affordable units for target groups. Incentives or concessions may include, but are not limited to, an increase in lot coverage limits or floor area ratio, height, a reduction in setback and square footage requirements, and a reduction in the open space requirements. Concessions must result in identifiable, financially sufficient, and actual cost reductions.

In addition to the requirements of State law, senior housing developments within an S-C-H district may reach 50 units per acre.

In areas designated MU-I, the allowable density may be increased up to 50 units per acre by providing three or more substantial amenities that are significantly great enough to provide benefit, not only to the project itself, but to the greater community. Substantial amenities include additional parking spaces for public use (10 percent or more), contribution to an in-lieu parking fee program which contributes to the construction of public parking facilities, the provision of a major public gathering space, the provision of major transit improvements within a half mile of the site, the inclusion of key national tenants which the city wishes to attract to provide a wide range of goods and services in downtown, the inclusion of a community facility in the project, residential units affordable to low- or moderate-income tenants, payment of in-lieu affordable residential unit fees, etc. As an incentive to include additional amenities needed in the area, additional FAR for mixed-use developments and commercial developments with pedestrian linkage plan amenities may be permitted at intensities up to 2.25 through the provision of substantial benefits, meaning improvements that are significantly great enough to provide benefit not only to the project but to the surrounding community.

### **Building Codes and Enforcement**

#### **Building Code**

Monterey Park has adopted the California Building Code, 2010 Edition, with a number of amendments specific to the City. These amendments are predominantly related to increasing structural stability and strength in case of a seismic episode, including structural plain concrete use, the spacing of continuous ties for diaphragms, and the quality of nails. Additional amendments are related to fire safety and automatic sprinkler systems. While the incorporation of these measures may slightly raise the cost of construction, these standards are necessary to prevent much more costly damage related to a potential seismic or fire episode. As such, no restrictions or amendments have been adopted that would constrain the development of housing. Enforcement of building code standards does not constrain the production or improvement of housing in Monterey Park but instead serves to maintain the condition of the City's neighborhoods. Furthermore, the California Building Code is adopted by many cities throughout Southern California and does not, in general, pose a constraint to residential development.

The Code Enforcement division is responsible for investigation and enforcement of all Municipal Code violations related to property maintenance, public nuisances, zoning/land use violations, substandard rental housing, commercial signage, graffiti, etc. The division also monitors the graffiti abatement and shopping cart removal contracts and performs residential property sales inspections to ensure that life and safety concerns are corrected prior to the close of escrow. The Monterey Park Municipal Code sets the standards for enforcement, and the Code Enforcement Division uses



education, administrative citations, and the filing of criminal complaints to ensure that these standards are maintained.

### **Energy Conservation**

CalGreen, effective January 2011 throughout the State and adopted by Monterey Park, is California's mandatory sustainable building code. CalGreen mandates uniform energy conservation standards for new construction. Minimum energy conservation standards implemented through CalGreen may increase initial construction costs throughout the State, but reduce operating expenses and expenditure of natural resources over the long run.

Monterey Park adopted a Climate Action Plan in 2012. As part of the Climate Action Plan, the City set a greenhouse gas emissions target of 15 percent below 2009 levels by 2020 and 49 percent below 2009 levels by 2035. The Climate Action Plan calls for the City, in coordination with the California Building Standards Commission and the California Energy Commission, to adopt energy efficiency regulations for new construction projects to meet Tier I energy efficiency standards. Tier I requires a building's energy performance to exceed Title 24 standards by 15 percent for new residential and non-residential development. The plan also sets goals for water conservation and waste reduction, which have energy conservation benefits as well.

### **On- and Off-Site Improvements**

Site improvements are a necessary component of the new development process. Improvements can include the laying of sewer, water, and streets for use by a community when that infrastructure is lacking, and these improvements make the development feasible. Most residential areas in Monterey Park are served with this infrastructure due to the built-out nature of the City. In Monterey Park, site improvements vary depending on the existing condition of each project. Typically, site improvements are requested during the plan check process or as conditions of approval during the public hearing process.

If inadequate, infrastructure must be upgraded to serve the increased intensity on the site, as proposed by the project. For example, all storm drainage facilities serving the development shall accommodate a 50-year storm. If existing storm drain facilities are inadequate, they must be enlarged as necessary. If inadequate water supply and pressure exists for fire safety and provision of water throughout the development, the project is required to up-size the water meter and water services. All upgrading costs are the responsibility of the property owner/project applicant. All electric, telephone and cable TV utility services shall be installed fully underground and to required City standards. Satisfactory provisions for all other utilities and service connections, including water, sewer, and gas must be made to City and public utility standards.

Typical additional on-site improvement requirements include restoration and maintenance of landscaping after construction and the repair of structures, such as fences, damaged as a

result of the construction. If necessary, new asphalt is required, as well as concrete or slurry of parking areas, walkways and driveways, new trash enclosures, fences, walls, gates, and new paint on structures. Where there is existing damaged, deteriorated, substandard or off-grade curb, gutter, driveways and sidewalk, each of these must be repaired or replaced.

## Fees and Exactions

### Development and Planning Fees

The City collects fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. Table H-33 lists the fees the City charges for processing residential development permits. In addition, other fees such as impact fees may be assessed, depending upon the circumstances of the development. Historically, the City has not waived or reimbursed development fees for affordable housing projects. Any request for waiver of fees is subject to approval by the City Council.

**TABLE H-33**  
**COMMUNITY DEVELOPMENT DEPARTMENT DEVELOPMENT AND IMPACT FEES**

Action/Activity	Fee	Action/Activity	Fee
<b>Planning and Zoning</b>		<b>Design Review Board</b>	
Appeals	\$510	Single Family Dwellings - Additions	\$128
Code Amendment	\$1,021	Single Family Dwellings - New	\$191
Conditional Use Permit - Single-family	\$408	New Construction Up to 10,000 SF	\$894
Conditional Use Permit - All others	\$1,085	New Construction Over 10,000 SF	\$1,021
Development Agreement Review Deposit	\$15,295	<b>Land Division</b>	
Second Unit	No fee	Tentative Parcel Map and Tentative Tract Map	\$1,085 + \$64 per lot
Extensions of Time	\$255	Certificate of Compliance	\$191
General Plan Amendment	\$1,686	Lot Line Adjustment	\$510
Landscaping Plan Review	\$600 deposit	<b>Environmental</b>	
Minor Departure	\$204	Environmental Assessment (Negative Declaration)	\$319
Specific Plan Amendment	\$1,021	Environmental Impact Report - In-house	\$1,532
Precise Plan (P-D Zone)	\$638	Environmental Impact Report - Consultant	Fee + 15%
Radius Map and Mailing (Noticing)	\$319	<b>Development Impact Fee</b>	
Site Plan Review	\$383	Recreation and Park Development - New Residential Construction	\$700/unit
Tenant Mix/Leasing Review	\$160	Recreation and Park Development - Any Residential Addition	\$150 flat fee
Variance: Single-family	\$383	Public Safety Impact Fee	\$2.32/sf of dwelling area
Variance: All other uses	\$958	Sewer Deficiency Fee (applicable to projects in deficiency areas, primarily in northeast quadrant of City)	\$1.05/gpd above 600 gpd/5,000 sf of lot area
Zone Change	\$1,021		

Source: Monterey Park Community Development Department, 2012.

Note: Additional building permit fees apply. Fees are subject to change.

State law requires that locally imposed fees must not exceed the estimated reasonable costs of providing the service. Furthermore, State law also requires that impact fees must have a substantial nexus to the development and that the dedication of land or fees be proportional to its impact. Monterey Park abides by State law with respect to fees and exactions.

Fees charged in Monterey Park are, in general, less than those of surrounding communities in Los Angeles County. A 2011 National Impact Fee Survey surveyed 37 California jurisdictions and estimated an average total impact fee of \$32,531 for single-family residences and \$20,198 for multi-family units within the state. The same study included two Los Angeles County jurisdictions: Lancaster and Long Beach.

**TABLE H-34  
TOTAL IMPACT FEES**

City	Total Impact Fees	
	Single family	Multi-family
Monterey Park	\$10,426*	\$6,702**
-Monterey Park NE Quadrant	\$10,548***	\$6,824***
Lancaster	\$14,081	\$12,362
Long Beach	\$16,817	\$10,543

Source: Clancy Mullen, Duncan Associates, 2011 and City of Monterey Park, 2012

Note: Above calculations assumes school fees of approximately \$3.00 per square foot.

\* Assuming an average unit size of 1800 SF for single family units

\*\* Assuming an average unit size of 1100 SF for multi-family units

\*\*\*The average cost of the sewer deficiency fee is \$51 for sewer lines and \$71 for sewer connection.

Table H-34 indicates that Monterey Park's impact fees (approximately \$10,500 for a single-family and \$6,800 for a multi-family unit) are substantially less than those of other Southern California cities, even in areas of Monterey Park that are subject to the sewer deficiency fee.

Total typical fees for residential developments in Monterey Park, including both planning review and impact fees, are less than those of surrounding communities. An average new residential development would require the impact fees summarized in Table H-34, along with planning permits (specifically design review on new single-family homes that are more than 3,000 square feet or multi-family developments of four or more units). For larger projects, site plan review is a recommended preliminary review process, but is not a requirement. Landscaping plan check is required for major projects, and environmental review fees are required for discretionary projects. As such, an average single

family unit that is less than 3,000 square feet would require impact fees totaling \$10,426 and not be subject to planning fees.

An average large-scale multi-family development in a residential zone that did not include a development agreement, variance, or code change would require payment of approximately \$2,000 in planning fees (plus an additional \$383 for a recommended site plan review) for the project, as well as impact fees calculated per unit. Because the cost of the planning fees would be spread across the development, the cost per multi-family unit would depend on the number of units in the project.

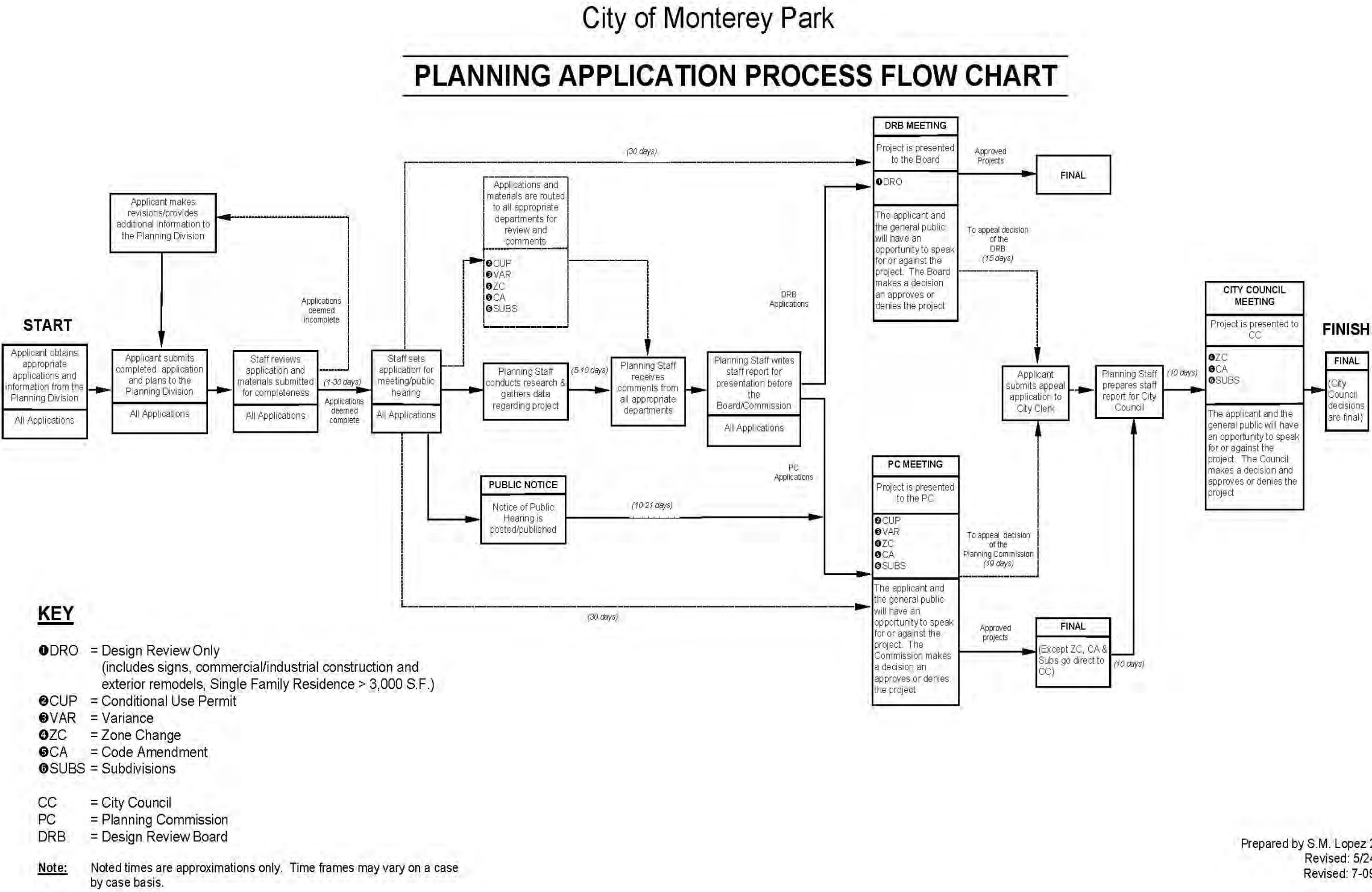
In addition to fees imposed by the City, developers must pay school impact fees, which are beyond the control of the City. Several school districts serve Monterey Park. As of December 2012, school impact fees for residential units for the various districts were as follows:

Montebello Unified School District	\$2.97/sq. ft.
Garvey Unified School District	\$3.20/sq. ft.
Alhambra Unified School District	\$2.97/sq. ft.
Los Angeles Unified School District	\$4.00/sq. ft.

### **Processing and Permit Procedures**

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. However, the processing time needed to obtain development permits and required approvals is often cited as a prime contributor to the high cost of housing. Additional time may be necessary for environmental review, depending on the location and nature of a project. When residential projects are initiated in the City, specific approvals are required which involve permits and inspections. Where possible, the procedure is expedited for affordable housing projects. Figure H-3 illustrates the City's development approval process.

FIGURE H-3  
PLANNING APPLICATION PROCESS FLOW CHART



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In Monterey Park, applications begin in the Building and Safety Division. Building and Safety staff then determine the required permits and process, based on the specific application. A typical single-family house of less than 3,000 square feet, to be constructed on an existing lot of record, is required only to obtain building permits.

For a typical rental apartment building that does not involve a subdivision, the applicant would be required to receive Design Review approval, and then the appropriate building permits. A typical ownership multi-family development, which would require a subdivision, is required to be approved by Planning Commission before proceeding to Design Review and then building permits.

The average processing times for single-family and multi-family projects vary depending upon the size of the development and if a subdivision map is involved. For example, small homes constructed on existing lots of record could be issued permits within 8 to 10 weeks, and apartment complexes within three to four months. If subdivision processing is involved however, processing time could be extended an additional three to four months for entitlements due to required procedures and processing requirements associated with the Subdivision Map Act. Furthermore, processing times may be substantially longer if an environmental impact report (EIR) is required.

To assist developers navigate through the permitting processes, the City has streamlined the process through consolidation of department responsibilities. However, the City is not at the point where one-stop processing is fully implemented, as some projects do require different departmental approvals prior to proceeding onto plan check. However, the City directs applicants to the Building and Safety Division, which determines which permits will be required for a proposed project, eliminating any confusion for the applicant. The Planning and Building and Safety Divisions and Public Works Department staff work closely together to ensure that the application process is completed smoothly and efficiently. Program 5 of this Housing Element ensures that the City will continue to periodically review departmental processing procedures to ensure efficient project processing.

### **Design Review**

The Design Review Board (DRB) is advisory to the Planning Commission and City Council on community design. The DRB's primary responsibility is to review the architecture of development projects, including commercial developments and remodels, signs, landscaping and certain residential developments. The DRB is comprised of five volunteers, all local residents or business persons. Most of the membership is comprised of professionals in design-related fields. The Planning Division staff serves the DRB by providing zoning and environmental expertise, code information, and written reports. The DRB reviews and determines whether the architecture and

mass of the building are compatible and in keeping with the character of the neighborhood, and ensures that the new development will not be detrimental to the general welfare of the neighborhood.

With regard to housing development, most discretionary permits must go before the DRB for approval, with the exceptions of second unit applications, which may be approved directly by staff. Staff is also responsible for review of plans prior to formal submission of entitlement applications. Typically, a developer is required to submit preliminary site plans, elevations, and sections to the City for the site plan review. The review of concept plans by a planner allows the City to discuss the issues of concern with the developer. Following the concept review, the developer will submit formal development plans for review by the DRB to determine if the plan complies with the provisions of all applicable laws. The DRB, based on the information and evidence presented at the hearing, approves, conditionally approves, or denies the application. The decision of the Board is final unless appealed to the City Council.

The DRB process ensures compatibility of new projects within existing neighborhoods, as new construction is generally infill development. In Monterey Park, no projects have been denied by the DRB. Very rarely, the DRB will require an applicant to complete revisions to the site plan to achieve consistency with surrounding uses. Conditions of approval can be applied to address standard property maintenance, landscaping, materials, and consistency requirements. Because no projects have been denied by the DRB and the review process generally takes only a few months, the City considers the DRB process to be positive; it helps maintain quality development and neighborhood character. This process is not considered a constraint on housing development.

DRB approval is required for certain new units and additions, including:

- New dwelling units
- Additions totaling 3,000 square feet or more
- New multiple family residential development
- Mixed-use developments

As part of the comprehensive Zoning Code update process, the City is incorporating standards for DRB approval. These include compatibility of architecture and mass of new buildings in keeping with the surrounding neighborhood, appropriate signage, and landscaping.

### **Precise Plan**

The General Plan establishes mixed-use areas to achieve City goals to reinvigorate downtown and designated commercial corridors. Mixed-use developments must receive design review and Precise Plan review approval. The purpose of Precise Plan review is to further the objectives of the General Plan and



Planned Development Overlay Zone. The Precise Plan encourages a creative and more efficient approach to the use of land and to provide for flexibility in the design of integrated developments that is otherwise not possible through strict application of zoning and planning regulations.

The Precise Plan review process begins with an application for the precise plan. Staff reviews, researches and evaluates the proposal, then prepares an environmental assessment and a Staff Report, with recommendations, for public hearing before the Planning Commission. The Planning Commission, based on the information and evidence presented at the hearing, approves, conditionally approves, or denies the application.

### **Conditional Use Permits**

A Conditional Use Permit (CUP) is an entitlement application which requires a public hearing and the adoption of specific findings, including:

- That the site is adequate in size, shape and topography for the proposed use;
- That the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;
- That the proposed use is deemed to be in accordance with the general plan objectives and the zoning code; and
- That the proposed use will not have an adverse effect on the use, enjoyment or valuation of property in the neighborhood in which it is proposed or any adverse effect on public health, safety, and general welfare.

The purpose and intent of the CUP is to ensure that these uses which are not permitted by right are located, planned, and used in such a manner as not to be detrimental to the abutting properties and to the community as a whole. A CUP may not be granted if a determination is made that the use will be detrimental to the health, safety, and general welfare of the community. These requirements are the same for all uses requiring a CUP. Residential uses requiring a CUP include boarding houses and large (more than six persons) community care facilities. A CUP is subject to public hearing before the Planning Commission.

### **Housing for Persons with Disabilities**

Pursuant to State law, Monterey Park permits State-licensed residential care facilities serving six or fewer persons in all residential zoning districts by right. In addition, several institutional housing types for persons with disabilities require a CUP that is no more stringent than those for other conditional uses. For example, large community care facilities with more than six persons are conditionally permitted in the R-3, C-S, and C-P zones.

A number of residential care facilities are located within the City. There are no concentration limitations on residential care facilities and no site planning requirements that may constrain such institutional housing. The number of required parking spaces for a community care facility is determined by special study, as the parking needs of facilities can vary greatly. Nursing homes and convalescent homes are required to provide one space per bed.

As stated above, the City has adopted the 2010 California Building Code. Standards within the Code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act. No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted. To accommodate disabled persons in public facilities, the City defers to Title 24 of the California Handicap Accessibility Code.

The definition of “family” may limit access to housing for persons with disabilities when municipalities narrowly define the word, illegally limiting the development of group homes for persons with disabilities, but not for housing similar sized and situated families. The definition of family was removed from the Monterey Park Zoning Code during the 2013 comprehensive update to avoid any potential limitations resulting from the use of that word related to persons with disabilities.

### **Reasonable Accommodation**

The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. While fair housing laws intend that all people have equal access to housing, the law also recognizes that people with disabilities may need extra tools to achieve equality. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. For developers and providers of housing for people with disabilities who are often confronted with siting or use restrictions, reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be “reasonable” based on fair housing laws and the case law interpreting the statutes.

In 2013, the City adopted a reasonable accommodation policy to provide reasonable adjustments to its rules, policies, practices, and procedures to enable residents with a disability or developers of housing for people with disabilities to have an equal opportunity to access housing in the City. The Reasonable Accommodation provisions (Section 21.08.080), outline the process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities.

## **Environmental and Infrastructure Constraints**

Environmental and infrastructure constraints can hamper development of sufficient housing for all economic segments. The following section discusses potential environmental and infrastructure constraints to residential development in Monterey Park. Both issues are discussed in more detail in the Safety and Community Services Element of the General Plan.

Federal and state regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing and are passed on to the consumer. These costs include fees charged by local government and private consultants needed to complete the environmental analysis, and from delays caused by the mandated public review periods. However, the presence of these regulations helps to preserve the environment and ensure environmental safety for Monterey Park residents.

## **Geotechnical and Flooding Conditions**

Monterey Park lies within a region with several active faults and therefore is subject to the risks and hazards associated with earthquakes. No active faults have been identified at the ground surface within City limits, nor have any Alquist-Priolo Earthquake Fault zones been designated. However, the City overlies a number of blind thrust faults. The faults are referred to as "blind" because they do not intercept the ground surface and therefore cannot be detected visually. These northwest-dipping low-angle faults have been named the Puente Hills thrust, the Elysian Park thrust and the East Los Angeles thrust (shallowest to deepest). The faults are capable of movement which could produce substantial ground shaking. Historically, hillsides in Monterey Park have experienced slope failure due to earthquakes. In particular, steep hillslopes along Abajo Drive failed as a result of the 1987 Whittier Narrows Earthquake, and have continued to present concerns and threats to private properties and public streets. Steep slopes within the City present major impediments to the development of housing on many of the City's vacant lots.

No part of the City of Monterey Park lies within a 100-year flood zone, as identified by the Federal Emergency Management Agency (FEMA).

**Infrastructure**

The infrastructure of critical importance to the maintenance and development of new housing includes water facilities, sewerage facilities, streets, and sidewalks. Provision and maintenance of these facilities in a community not only enhances the character of the neighborhoods, but also serves as an incentive for property owners to routinely maintain the condition of their property. The infrastructure in Monterey Park is generally sufficient and adequate to accommodate the level of residential development that now occurs throughout the City. However, development in certain areas within the northeast quadrant of the City may be subject to a sewer deficiency fee to fund focused upgrades to the sewage collection system. The fee is based on sewage generation above 600 gallons per day for each 5,000 square feet of lot area.

The City has no significant plans in place to substantially modify or otherwise alter the existing infrastructure. However, the City actively maintains public improvements in association with new residential and non-residential development, such as reconstruction of older streets, gutters, curbs, and sidewalks in association with the construction of new private streets and improvements. Through its Capital Improvement Program, the City identifies and budgets for all types of infrastructure improvements and maintenance activities.

# HOUSING RESOURCES

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The resources available for the development, rehabilitation, and preservation of housing in Monterey Park are addressed here. This section provides an overview of available land resources and residential sites for future housing development, and evaluates how these resources can work toward satisfying future housing needs. Also discussed are the financial and administrative resources available to support affordable housing and energy conservation opportunities.

## **Availability of Sites for Housing**

### **Regional Housing Needs Allocation (RHNA)**

State law requires that a community provide an adequate number of sites to allow for and facilitate production of the regional share of housing. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify “adequate sites.” Under state law (California Government Code Section 65583), adequate sites are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels. Monterey Park’s Regional Housing Needs Allocation (RHNA) for the 2014-2021 planning period has been determined by SCAG to be 815 housing units, distributed as follows:

- 205 units for very low-income households
- 123 units for low-income households
- 137 units for moderate-income households
- 350 units for above moderate-income households

### **Residential Sites Inventory**

The City’s regional housing need will be addressed through the identification of available vacant land and underutilized, mixed use sites that are suitable and appropriately zoned for development of more intense residential uses.

The City conducted an inventory to identify:

- Vacant properties
- Sites within areas designated for mixed-use development where residential development is allowed and encouraged

Appendix A includes a listing of individual sites, and identifies the size, zoning designation, general plan designation, and realistic capacity for each.

### **Vacant Land Inventory**

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction’s share of the region’s projected growth. Monterey Park is a built-out community. The inventory of vacant land zoned specifically for residential use totals 28.43

acres. Eighteen acres are designated Low Density Residential (LDR), 8.69 acres High Density Residential (HDR), and 1.74 acres Mixed-Use. Most of the vacant properties in the LDR and HDR designations are topographically constrained, with steep slopes and difficult access. These properties are expected to yield only a quarter (25 percent) of the maximum permitted dwelling units. Residential properties that are not topographically constrained are estimated to achieve densities equal to 80 percent of maximum. Mixed-use properties are expected to achieve at least the maximum allowable density of 30 units per acre based on projects that the City has approved and that are under construction. Many mixed-use developments in the City have achieved higher densities than the maximums by taking advantage of density bonus provisions in the General Plan and zoning regulations. Projects located in the MU-I district that provide additional pedestrian amenities, consistent with Zoning Code requirements, are permitted to be developed up to 50 units per acre.

Using expected densities and taking into consideration topographical constraints, an analysis of available vacant properties identifies the potential for up to 109 new housing units within the incorporated City limits.

**TABLE H-35  
VACANT LAND INVENTORY**

General Plan Designation	Zoning	Affordability Level	Maximum Density	Anticipated Development Capacity	Total Vacant Acreage	Net Dwelling Units <sup>1</sup>
Low Density Residential (LDR)	R-1	Above Moderate	8 du/ac	80%	1.10 ac	7
Low Density Residential (LDR) with topography constraints	R-1	Above Moderate	8 du/ac	25%	16.90 ac	27
High Density Residential (HDR)	R-3	Above Moderate	25 du/ac	80%	1.67 ac	33
High Density Residential (HDR) with topography constraints	R-3	Above Moderate	25 du/ac	25%	7.02 ac	35
Mixed-Use I (MU-I: Downtown Mixed-Use)	C-B/ P-D	Very Low/Low/Moderate	30 du/ac	100%	1.53 ac	See Note 2
Mixed-Use II (MU-II: East Garvey Mixed-Use)	C-S/ P-D	Very Low/Low/Moderate	30 du/ac	100%	0.21 ac	7
<b>Total</b>					<b>28.43 ac</b>	<b>109</b>

Source: Hogle-Ireland, Inc, 2012

Note 1: For residential properties, Net Dwelling Units do not reflect straight application of maximum density to vacant land. On a parcel-specific basis, the number of dwelling units has been reduced to reflect expected densities and physical site conditions, such as steep slopes, as indicated in the Anticipated Development Capacity column. However, based on current development patterns within the Mixed-Use districts, maximum densities are expected to be achieved, consistent with the City's experience for approved mixed-use projects (see Table H-36).

Note 2: Two sites in the sites inventory, Atlantic 1 and Atlantic 3 contain a vacant parcel designed as Mixed-Use I. To present a realistic overall capacity for these sites, the net dwelling units are included in the underutilized sites inventory, and not in the vacant land inventory.

### **Mixed-Use Opportunity Areas**

The mixed-use sites presented in this section represent the most realistic opportunities for recycling to higher-density residential uses based on the underutilized character of the site, developer interest, ease of access from major roads, size of sites, and location near transit and services.

During the 2014-2021 planning period, property recycling in the Mixed-Use I and Mixed-Use II areas is anticipated. Consistent with the Land Use Element, the City envisions mixed-use development as critical to revitalizing major areas in the City and creating a 24-hour pedestrian-oriented neighborhood for new commercial and residential development. The potential for creation of residential units in mixed-use areas is predicated on the mixed-use activity the City has experienced in the last five years. For example, the Atlantic Times Square development, constructed in 2009, yielded 210 new high-density residential units (30 units per acre) on properties that previously contained smaller-scale commercial uses. Like Atlantic Times Square, the site of the Monterey Park Towne Centre development (currently in the construction process) will replace aging commercial businesses.

### **Zoning Appropriate to Accommodate Housing Affordable to Lower Income Households**

The City recognizes that higher-density developments provide the potential for lower construction costs because of economies of scale created and are therefore most suitable for development of housing affordable to lower income households. Mixed-use sites included in the sites inventory have the greatest potential to accommodate housing affordable to lower income households, as they allow densities of at least 30 units per acre.

### **Realistic Capacity**

Consistent with HCD Guidelines, methodology for determining realistic capacity on each identified site must account for land use controls and site improvements.

Because of the scarcity of land in the City and limited development opportunities for residential units in residential zones, property owners have worked with the City to maximize residential development as part of mixed-use developments. This has resulted in developments that are achieving densities higher than 30 units per acre as a result of density bonuses, as shown in Table H-36. In addition to a density bonus, projects providing substantial amenities can be approved to develop a mixed-use project in the Mixed-Use I area on one acre of land instead of the minimum 1.5 acre requirement. Based on the mixed-use development history in Monterey Park, the assumption that new mixed-use development may occur at densities of 30 units per acre represents a realistic and reasonable assumption.

The high densities achieved in approved mixed-use developments in Monterey Park demonstrate that the City's zoning regulations have not limited development in the mixed-use areas. Furthermore, pursuant to Government Code Section 65583.2(c)(3)(B), the City's zoning is consistent with the 30 units per acre standard for metropolitan jurisdictions such as Monterey Park and therefore considered appropriate to accommodate housing for lower income households (up to 80 percent AMI).

**TABLE H-36  
APPROVED DEVELOPMENT PROJECTS**

Development	Size	Total Units	Affordable Units	Density	Parcels Included	Status
Atlantic Times Square	7 acres	210	20	30 du/ac	10	Constructed (2009); Mixed-Use with subterranean parking
Monterey Park Towne Centre	2 acres	109	9	49.7 du/ac	5	Under construction (2012); Mixed-Use with subterranean parking
Garvey Villas	2.09 acres	98	10	46.9 du/ac	5	Approved (2006) with subterranean parking. Permits expired due to economic conditions.
Piet M	1.12 acres	54	-	48.2 du/ac	1	Approved (2007) with subterranean parking. Permits expired due to economic conditions
Villa Garfield	1.67 acres	88	88	52.7 du/ac	3	Constructed (2008); senior housing

Source: City of Monterey Park, 2012

### Lot Consolidation Potential

The majority of mixed-use opportunity sites identified includes a number of underutilized sites adjacent to each other to provide opportunities for lot consolidation. The City encourages lot consolidation by offering mixed-use development opportunities that allow for more flexible developments standards. Mixed-use developments in the City have all included lot consolidation and replacement of various commercial and residential uses. As indicated in Table H-36, a number of mixed-use projects have successfully involved consolidation of smaller lots to support larger projects. Monterey Park Towne Centre, a 95,400 square-foot site, originally consisted of multiple parcels containing uses such as shops, parking lots, a dental office, and a 16-unit apartment building. The City's history of approvals listed in Table HE-36 demonstrates that developers have interest in consolidating parcels in the City and that Monterey Park has few constraints to lot consolidation for new projects.

Program 11 is included in this Housing Element; the City will provide technical assistance to property owners and developers interested in lot consolidation to help facilitate this process.



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### **Mixed-Use Opportunity Site Selection**

While many acres of land in Monterey Park are zoned for Mixed-Use and the development community has demonstrated increasing interest in building mixed-use product, this Housing Element identifies only specific opportunity areas where development is most likely to occur during the planning period. The sites chosen as opportunity areas are located in high-visibility areas and intersections, and are significantly underutilized given their size and location.

Several opportunity sites are in close proximity to major mixed-use projects or mixed-use projects slated or under construction, and have ready access to regional and local transit. In these areas, development projects will serve as a catalyst for additional mixed-use development. Figure H-4 illustrates the location of identified vacant and underutilized sites. A detailed listing of the properties is included in Appendix A.

The methodology used to identify opportunity sites includes site inspections and review of aerial photos. Properties located within the Mixed-Use areas were inspected to determine the built-out condition and existing uses on individual parcels to ascertain the capacity of the lots for future mixed-use developments. Site inspections confirmed that the parcels are under-built; many of the properties located in the mixed-use areas are developed with older buildings that have the potential to be developed into higher-intensity mixed-use developments. For these sites, recycling to higher intensity uses is very probable given that the scarcity of land makes the higher density development allowed in the Mixed-Use areas more cost effective. Currently, most of the opportunity areas contain low-scale, aging commercial structures and a small number of residential dwelling units. While most of these parcels are separately owned and the development intentions of each specific landowner are unknown, the City has experienced substantial interest in the redevelopment of low-density parcels to higher density development. Virtually all mixed-use developments in recent years involved the consolidation of smaller and separately owned lots into intensified uses.

The underutilized lots identified are located in relatively flat portions of the City and are located within the Mixed-Use areas. Public services and facilities are available to adequately serve all of the potential housing sites. Lateral water and sewer lines—if required to be upgraded—would be extended onto the properties from the adjoining public rights-of-way as development occurs. Any missing public improvements (e.g. curbs, gutters, sidewalks, etc.) along property frontages would also be constructed at that time.

### **Mixed-Use Development Regulations**

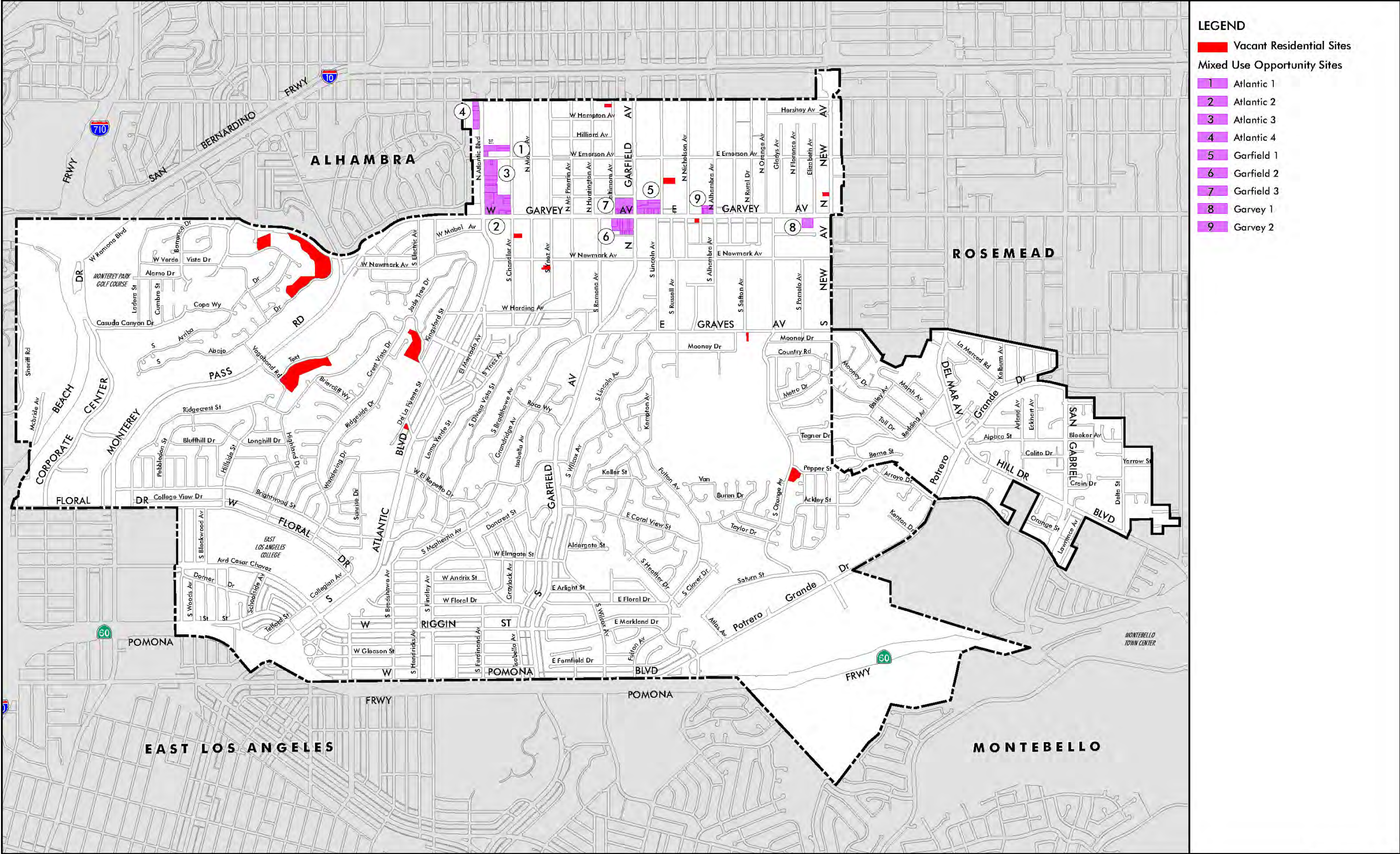
The mixed-use designations provide for greater flexibility in the design of integrated developments that would otherwise be impossible through the strict application of zoning and planning regulations. Mixed-use development allows for greater height limitations and increased building densities.

As indicated above, several mixed-use projects have been constructed, approved, or are under construction in Monterey Park, indicative of the City's flexibility, encouragement, and positive stance towards mixed-use and affordable housing development. Zoning standards are conducive to generate densities between 30 and 50 units per acre. All mixed-use opportunity sites discussed in detail here include those in the Mixed-Use I: North Atlantic/Downtown Core area and the Mixed-Use II: East Garvey area. Zoning regulations for mixed-use projects in these areas are listed in Table H-30.

Mixed-use zoning regulations require a minimum of 0.5 acre to 1.5 acres of land for mixed-use. However, if a project applicant provides substantial amenities needed in the area beyond what may be required, the Planning Commission has the discretion to reduce the minimum lot area to 1.0 acre in the Mixed-Use I areas. Substantial amenities are outlined in the City's Zoning Code, and include the provision of additional public parking, a public gathering space, transit improvements, underground parking, community facilities, and affordable housing, among others. This exception to the zoning regulations is intended to provide flexibility for developers, while furthering the City's vital pedestrian environment; and is not considered a constraint to the development of housing.

Zoning regulations require that some portion of the development in mixed-use areas be devoted to commercial uses to enhance the pedestrian uses and maintain the City's important tax base. However, no specific percentage of a use is required to be included in a project. Open space requirements in the mixed-use areas are substantially less than many other cities, and provide flexibility in the dedication of common and private open space. Floor-area ratios do not distinguish between nonresidential and residential development to allow for flexibility. In addition, the square footage devoted to parking structures does not apply to calculations of floor area ratios. Most mixed-use areas do not require any setbacks, allowing full use of the land for developments and assisting in the creation of a viable pedestrian experience.





Source: City of Monterey Park, 2010.

0 1,300 2,600 3,900 5,200 Feet

Figure H-4  
Sites Inventory Map



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Parking may often be a constraining factor in development. In Monterey Park, however, projects are achieving maximum densities through the use of subterranean parking. As demonstrated in Table H-36, all recent mixed-use developments have included subterranean parking. In addition, residential units may provide tandem parking for each unit, and parking standards may be reduced for mixed-use developments if supported by shared parking and parking demand studies.

Monterey Park is flexible in its encouragement of housing development. Zoning regulations encourage developers to provide project amenities, including affordable housing, by allowing increased building densities from 30 units per acre to 50 units per acre. These standards have proven to be sufficient to yield densities at or above 30 units per acre, as evidenced by recently approved projects.

### Mixed-Use Opportunity Site Details

The sites presented in this section represent the most realistic opportunities for recycling to higher-density residential uses based on underutilized character of the site, developer interest, ease of access from major roads, size of sites, and location near transit and services. Based on field work, this initial list was reviewed to eliminate properties under consideration for potential development with other uses and properties with economically viable businesses. The sites inventory analysis identified nine mixed-use opportunity sites with the potential for residential development. The nine sites have a potential combined capacity for 879 units (Table HE-37). Figure H-4 indicates the location of all sites identified in this Housing Element, and a detailed listing of parcels is included in Appendix A.

**TABLE H-37**  
**MIXED-USE OPPORTUNITY SITES**

Mixed-Use Opportunity Site	Acres	Parcels	Expected Residential Density(a)	Potential Housing Units
#1: Atlantic 1	1.58	4	30 du/ac	61
#2: Atlantic 2	6.37	9	30 du/ac	192
#3: Atlantic 3	5.11	6	30 du/ac	153
#4: Atlantic 4	2.14	4	30 du/ac	64
#5: Garfield 1	3.93	9	30 du/ac	118
#6: Garfield 2	3.81	12	30 du/ac	112
#7: Garfield 3	3.5	11	30 du/ac	106
#8: Garvey 1	1.3	1	30 du/ac	39
#9: Garvey 2	1.15	6	30 du/ac	34
<b>Total</b>		<b>62</b>		<b>879</b>
Note: In mixed-use areas, maximum densities are expected to be achieved based on approved MU projects (see Table H-36).				

The mixed-use opportunity sites are located along three major corridors in the City, within the Mixed Use I and Mixed Use II designations, at highly-visible locations, and in close proximity to existing and under construction catalyst projects. These opportunity areas are predominantly located in the core areas of the City that have experienced substantial redevelopment with mixed-use developments in recent year, and which continue to have visible developer interest.

**MU-I: Downtown/North Atlantic Boulevard:** This Mixed-Use designation encompasses two key locations: The Atlantic Boulevard corridor and downtown (centered at the Garfield/Garvey Avenues intersection).

The Atlantic Boulevard mixed-use corridor is the most prominent entryway into the City. Originally developed with commercial uses and smaller-scale shopping centers, the recent construction of the 210-unit Atlantic Times Square mixed-use development transformed this area into a major regional residential and commercial (retail and entertainment) destination. The identified opportunity sites in this area provide opportunities for further development based on the size of the sites, as well as the high visibility of the Atlantic/Garvey intersection. This location also provides for increased utilization of public transportation.

As indicated in the City's General Plan, the Garfield/Garvey intersection represents the heart of Downtown Monterey Park and the City itself. On most Saturdays, Downtown is brimming with shoppers visiting Downtown's specialty stores and on weekends, restaurants in Downtown attract patrons from throughout the San Gabriel Valley, Los Angeles County, and beyond. Despite this appearance of activity, however, businesses and properties are not used to their full potential. Development consists largely of one-story buildings on small lots. By encouraging mixed-use development, the City hopes to accommodate specialty shops and services, encourage pedestrian use, and provide additional housing opportunities.

The Land Use Element includes goals and policies to create a Downtown that serves as a community focus, provides opportunities for economic development, and accommodates a mix of commercial and residential uses through the provisions of:

- Zoning incentives that encourage cohesive mixed-use development projects,
- Development standards that allow for greater building intensity within the Downtown core, and
- Zoning incentives that encourage lot consolidation.

The Monterey Park Towne Centre, a 109-unit mixed-use development currently under construction and including residential units approved at approximately 50 units per acre, will serve as a catalyst for intensified development in this area.

**Opportunity Site #1: Atlantic 1**

The Atlantic 1 site consists of four contiguous parcels along Atlantic Boulevard; three are underutilized parcels and one is vacant. Figure H-5 indicates the location of the opportunity site identified as Atlantic 1, outlined in red.

**FIGURE H-5  
SITE #1: ATLANTIC 1**



This site is located just south of the I-10 freeway at the intersection of Atlantic Boulevard and Emerson Avenue and directly south of the Atlantic Times Square mixed-use development, which includes 200,000 square feet of retail and 109 residential units. The three non-vacant parcels that comprise this site currently contain a mix of low-intensity uses, including an aging motel, a small used car lot, and a small, two-story apartment building (8 units). The two-acre site has a capacity for at least 61 units developed at a density of at least 30 units per acre. This site is well positioned for reuse given its close proximity to a major freeway, frontage on a main thoroughfare, and adjacency to a regional shopping and entertainment destination.

**Opportunity Site # 2: Atlantic 2**

The Atlantic 2 site contains nine contiguous parcels and is located two blocks south of the I-10 freeway at the intersection of Atlantic Boulevard and Garvey Avenue and one block south of the Atlantic Times Square mixed-use development. The parcels on this site all contain low-intensity uses, including small-scale commercial shopping centers with ample surface parking, as seen in Figure H-6. There is one single-family house included in this opportunity site.

Due to this site's highly visible location at the intersection of two major roads (with significant regional through traffic), this area provides a significant opportunity for intensified development, with a realistic capacity for 192 units, developed at a density of at least 30 units per acre. The viability of this site is based on the redevelopment of a number of similar sites to more intensive, mixed-use projects that include significant residential components with subterranean parking.

The Atlantic 2 site is adjacent to the Atlantic 3 site. Due to the large size of both sites, they are presented as separate sites.

**FIGURE H-6**  
**SITE #2: ATLANTIC 2**



**Opportunity Site # 3: Atlantic 3**

The Atlantic 3 site contains six contiguous parcels and is located two blocks south of the I-10 freeway at the intersection of Atlantic Boulevard and Emerson Avenue and a half block south of the Atlantic Times Square mixed-use development. The Atlantic 2 site is adjacent to the Atlantic 3 site.

The site includes one vacant parcel, a bank, grocery store, and a single-family home. Most of the acreage on the site is dedicated to parking, which contributes to a low-scale, outdated appearance. The site is significantly underdeveloped given the size of the site and the highly visible location along a high traffic route, near a freeway, and in close proximity to the Atlantic Times Square mixed-use development. The vacant parcel on this site is currently for sale (as of 2012). Prior to the economic downturn that began in 2007, a preliminary plan for a very high-density mixed-use development with subterranean parking was put forth by a developer for this site. While the economic climate caused the project application to be withdrawn, it demonstrates the interest and feasibility of developing a high density mixed-use development on this site.

The five-acre site can accommodate 153 units, developed at a density of at least 30 units per acre.



**FIGURE H-7**  
**SITE #3: ATLANTIC 3**



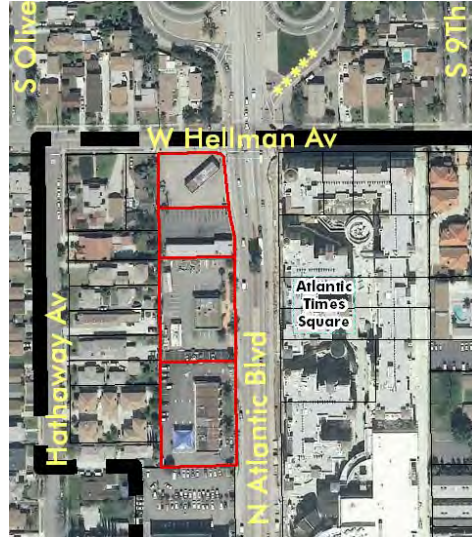
**Opportunity Site # 4: Atlantic 4**

The Atlantic 4 site contains four contiguous parcels and is located just below the Atlantic Boulevard off-ramp of the I-10 freeway at the intersection of Atlantic Boulevard and Hellman Avenue, directly across the street from the Atlantic Times Square mixed-use development. The site includes a small office, a car wash, an auto repair shop, and a small auto supply store. Assessor data shows that the site may have common ownership, as tax reassessments were conducted in 2007.

This site is ideal for intensified development given its location just off an interstate freeway, along a major, high visibility street with significant regional through-traffic, and proximity to a new mixed-use development. In 2007, a developer submitted preliminary plans for a dense retail and residential project on this site that included 143 residential units at a density significantly above 30 units per acre. While the project did not move forward due to the difficult economic climate, it demonstrates the interest and feasibility of developing a high density mixed-use development on this site.

The realistic capacity of the two-acre site is at least 64 units, developed at a density of at least 30 units per acre, although due to the location it is very probable that much higher densities can be achieved.

**FIGURE H-8  
SITES #4: ATLANTIC 4**



**Opportunity Site # 5: Garfield 1**

The Garfield 1 site is located on the northeast corner of Garfield and Garvey Avenues. The site includes nine contiguous parcels totaling approximately four acres. This site is characterized by low-scale, aging commercial buildings and surface parking.

This site is significantly underdeveloped given its location at a major high-visibility intersection with significant regional through traffic. While the site is popular for its specialty restaurants, the site, particularly the portion facing away from Garvey Avenue, is characterized by large surface parking and strip-style shops and restaurants that are aging and have not been maintained or upgraded. In addition, the site will receive additional attention due to its location just across the street from a new retail and residential development, the Monterey Park Towne Centre. The Centre, currently under construction, will include 109 residential units and 71,366 square feet of retail space and is an important catalyst in the City's downtown revitalization efforts.

The site has a realistic capacity for at least 118 units, developed at a density of at least 30 units per acre.

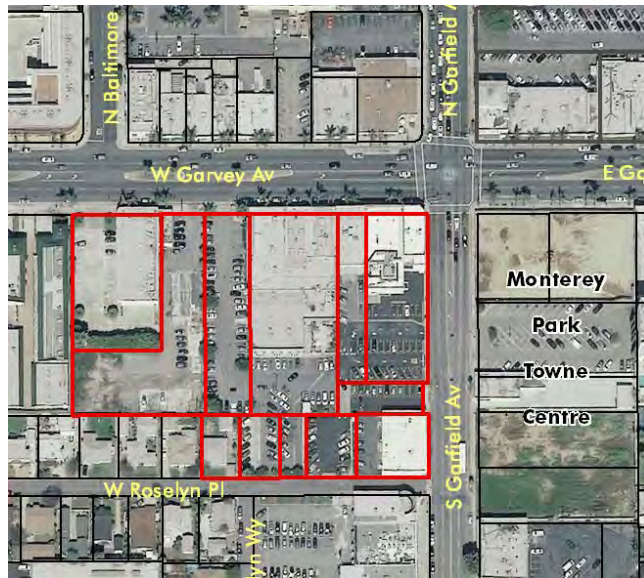
**FIGURE H-9  
SITES #5: GARFIELD 1**



**Opportunity Site # 6: Garfield 2**

The Garfield 2 site is located on the southwest corner of Garfield and Garvey Avenues and directly across the street from the under-construction Monterey Park Towne Centre. The site includes 12 contiguous parcels totaling about four acres. As indicated in Figure H-10, surface parking occupies nearly half of the available area. The other uses include general merchandise stores, a bank, and small restaurants. One single-family house is located in this site area.

**FIGURE H-10**  
**SITE #6: Garfield 2**



More intense retail and residential development is appropriate on this site given its location at a major high visibility intersection with significant regional through traffic. The potential for lot consolidation exists, and the opportunity to intensify uses provides the potential for increased development in line with the new mixed-use developments in the area such as Monterey Park Towne Centre. The site has a capacity for at least 112 units, developed at a density of 30 units per acre.

**Opportunity Site # 7: Garfield 3**

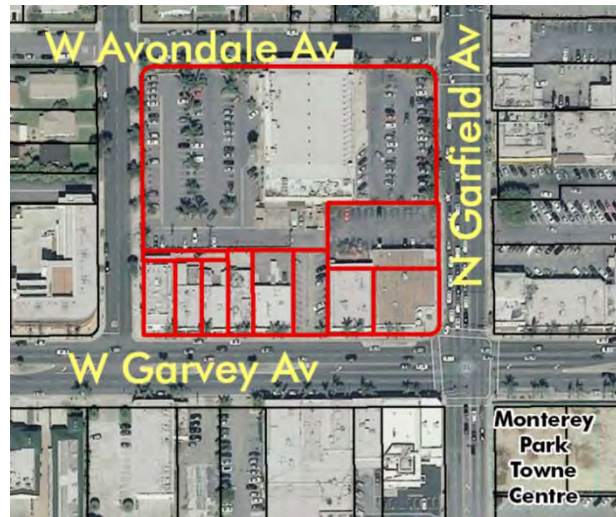
The Garfield 3 site is located on the northwest corner of Garfield and Garvey Avenues. The site includes 11 contiguous parcels totaling approximately 3.5 acres. As indicated in Figure H-11, surface parking occupies nearly half of the available area. Uses on the selected parcels include small-scale general merchandise stores, a bank, a restaurant, parking lot, and an alley.

This site is significantly underdeveloped given its location at a major high visibility intersection with significant regional through traffic. The site will receive increased attention due to its location just across the Monterey Park Towne Centre mixed-use development.

The site has a realistic capacity for at least 106 units, developed at a density of 30 units per acre. Capacity on the Garfield 3 site is a conservative estimate, as the Monterey Park Towne Centre development (located across the street) includes 109 units on a site that is more than an acre smaller than the Garfield 3 site.



**FIGURE H-11**  
**SITE #7: Garfield 3**



**MU-II: East Garvey Boulevard:** The East Garvey corridor extends eastward from downtown to the City boundary at New Avenue. For many years, the physical appearance of commercial businesses along Garvey Avenue declined, due primarily to the difficulties inherent in redeveloping the narrow, shallow commercial lots fronting on Garvey Avenue. Conversely, the residential neighborhoods north of East Garvey experienced substantial rebuilding, with older units replaced by new single-family and multi-family housing. To facilitate new development along the East Garvey corridor and to continue to provide opportunities for new housing, the General Plan established the East Garvey Mixed-Use (MU-II) land use category. The MU-II designation applies along Garvey Avenue and extends four to six lots north of the street. This land use pattern provides property owners with the option of maintaining long-established commercial or residential uses, or acquiring adjoining lots to develop new mixed-use projects. Overall, the goal is to create an integrated commercial/residential neighborhood that shows pride of ownership.

The Garvey corridor has significant potential to be redeveloped and intensified with residential units during the planning period. This area is considered highly likely to experience recycling for several reasons: 1) the high demand for more affordable housing throughout Los Angeles County, 2) the current observable trend of mixed-use development in Monterey Park, 3) the City's commitment to encouraging mixed-use projects, and 4) the area's highly visible location and access to public transportation along a major regional thoroughfare.

**Opportunity Site #8: Garvey 1**

The Garvey 1 site is located on the south side of Garvey Boulevard just west of New Avenue. The 1.3-acre parcel has the potential for at least 39 residential units developed at a density of 30 units per acre. This site is currently developed as a small strip retail center with ample surface parking. The large size of the parcel is a significant asset given that most parcels in this area are much smaller, approximately one third of the size of this site. Its location near a major San Gabriel Valley intersection also contributes to its potential for intensification.

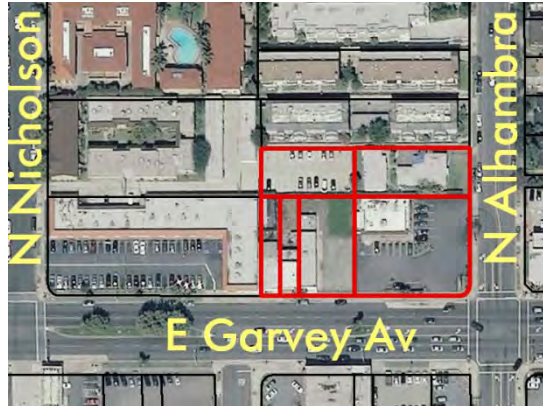
**FIGURE H-12**  
**SITE #8: GARVEY 1**

**Opportunity Site #9: Garvey 2**

The Garvey 2 site is located on the north side of Garvey Boulevard two and a half blocks east of the Garvey/Garfield intersection. The site is comprised of six parcels totaling just over one acre. Uses on the site include a convenience store with a large parking area, two small offices with a poorly maintained parking lot, a residential duplex, and a parking lot. Surface parking area is the predominate feature of the site when viewed from Garvey Avenue.

The Garvey 2 site has the potential for at least 34 residential units developed at a density of 30 units per acre. The site has the potential to be intensified due to the depth of the site, access from the front and side of the site, and location along a major road, just east of one of San Gabriel Valley's major intersections.

**FIGURE H-13  
SITE #9: GARVEY 2**



**TABLE H-38 COMPARISON OF SITES INVENTORY AND  
RHNA**

Income Category	RHNA	Vacant Sites	Mixed-Use Opportunity Areas (a)	Remaining RHNA
Very Low	205	7	879	0
Low	123	--		0
Moderate	137	--		0
Above Moderate	350	102		0
<b>Total Units</b>	<b>815</b>	<b>109</b>	<b>879</b>	<b>0</b>

(a) Mixed-use sites are distributed evenly across affordability levels consistent with AB2348.

## Housing Resources

### Administrative Resources

#### The City of Monterey Park Development Services

The Community Development Department's mission is to maintain Monterey Park's physical environment through the effective and efficient use of the City's legislative mandates (for example, maintaining the General Plan and zoning, building, and property maintenance codes), which provide a solid foundation for an excellent quality of life for residents. This Department provides services that promote the community's short- and long-term development interests and specifically, that focus on maintaining Monterey Park's traditionally high standards of development for all projects. Community Development Department staff provides assistance to the Planning Commission, Design Review Board, Modification Committee, and City Council.

#### Non-Profit Housing Developers

Due to the high cost of housing development in Southern California, many communities have found that partnerships with non-profit housing developers are an effective tool for creating affordable housing units. In Monterey Park, several affordable

housing developments have been made possible through close coordination and partnership with non-profit housing developers. These developments include:

- TELACU Monterey Park Plaza, a 67-unit development located at Ramona and Newmark Avenues, across the street from Monterey Park City Hall. The project, which opened in 1997, was the first new housing for low- and very low-income seniors in Monterey Park in several years.
- Abajo del Sol, a 61-unit senior housing project located at Garvey Avenue and Abajo Drive. The City, working with a private developer, was able to redevelop this site, which had been vacant and condemned since the 1987 Whittier earthquake. Abajo del Sol opened in 2001.
- Pacific Bridge Developmentally Disabled Housing, a single-family home that was converted to house six adults with developmental disabilities. This home, located at Harding and McPherrin Avenues, adjacent to Barnes Park, fits into the surrounding residential neighborhood and allows the residents the opportunity to work locally while living as part of the community.
- Monterey Park Senior Village, an affordable senior development located on Potrero Grande Drive, opened in 2002. This project, developed privately with City assistance, provides a comfortable and friendly living environment with access to shopping and other services of interest to seniors.
- Villa Garfield is a senior affordable housing development, with 37 low-income units and 51 moderate-income units, constructed in 2008.
- MERCI provides non-medical care services to the mentally disabled community and operates a group home for six individuals.

### **Financial Resources**

The City has access to limited funding sources for affordable housing development and preservation of affordable units at-risk of converting to market rate housing. With the end of Redevelopment and the dissolution of RDAs in California, a significant funding source has been lost. The key resources currently utilized are summarized below.

### **Community Development Block Grant (CDBG)**

The CDBG program provides funds for a range of community development activities. Flexible program funds can be used for programs including, but not limited to, acquisition and/or disposal of real estate, public facilities and improvements, relocation assistance, rehabilitation and construction (under



certain limitations) of housing, home-ownership assistance, and clearance activities. The primary objective of the CDBG program is to improve housing and community conditions for very low- and low-income households. Monterey Park receives approximately \$575,000 annually for housing and community development activities from the CDBG program. The monies are used to fund programs such as the fair housing assistance program, code compliance, and local nonprofits and service agencies.

### **HOME Investment Partnership (HOME)**

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households.

With the exception of a waiver granted for disaster-related funding, HOME funds are subject to a 25 percent match on non-federal funds or in-kind contributions. In 2012, the City's HOME allocation for Monterey Park was slightly over \$294,000.

The City has established the Housing Rehabilitation Grant/Loan Program, funded with HOME funds, to provide grants and loans for rehabilitation to make homes safer and more efficient. Eligible activities include but are not limited to the following:

- Roof repairs
- Plumbing and electrical repairs
- Painting
- Replacement of broken windows and screens
- Handicapped accessibility
- Other activities necessary to ensure the health, safety, or welfare of the occupants

To help meet the demand for affordable rental housing, the City also utilizes HOME funds to offer financial assistance for the rehabilitation of rental properties through the Acquisition and Rehabilitation Program. The program is designed to assist investor/owners of rental properties that are rented to (or will be renting to) low- and moderate-income tenants at or below current market rates for units of similar size.

### **Section 8 Rental Assistance**

The federal Section 8 program provides rental assistance to very low-income persons in need of affordable housing. The Section 8 program pays the difference between the fair market rent and what a tenant can afford to pay (e.g. 30 percent of their

income). As of May 2012, the Los Angeles County Housing Authority provided Section 8 rental assistance to 432 households in Monterey Park. Of the 432 recipients, 225 are elderly families. Of the 225 elderly family recipients, 100 are disabled. Like many jurisdictions, the demand for rental assistance is high. An additional 831 Monterey Park residents are on the waiting list for Section 8 assistance, and the average waiting time is several years. The list as of May 2012 was closed.

### **Energy Conservation Opportunities**

Residential energy costs can impact the affordability of housing in that increasing utility costs decrease the amount of income available for rents or mortgage payments. Monterey Park has many opportunities to directly affect energy use within its jurisdiction. CalGreen, effective January 2011 throughout the State and adopted by Monterey Park, is California's mandatory sustainable building code. CalGreen mandates uniform energy conservation standards for new construction. Monterey Park adopted a Climate Action Plan in 2012, which will further encourage and, in some cases require, energy conservation.

Home rehabilitation programs in the City, supported by HOME funds, assist with the rehabilitation and upgrade of low- and moderate-income residential units. The programs accept energy efficiency-related projects.

The City's General Plan contains various goals and policies related to energy conservation and reduction of greenhouse gases. General Plan policies specifically related to energy and water conservation include:

- Policy: Encourage water conservation through education, use of drought-tolerant landscapes, and water-conserving technology.
- Policy: Promote energy conservation and recycling by the public and private sectors.

The movement of water across the state is one of the major sources of energy consumption, so conservation of water is also beneficial to energy conservation. The General Plan includes a variety of implementation measures related to water conservation, including the creation of a brochure about water conservation, creation of a demonstration project, and the provision of incentives to industry to use and produce reclaimed water.

In addition, the General Plan includes goals and policies that encourage mixed-use development:

- Goal: Create vibrant mixed-use districts in which housing represents an important part of the neighborhood fabric.
- Policy: Permit higher intensity development around and south of the Atlantic Boulevard/Hellman intersection.

- Policy: Support the development of higher density housing in close proximity to commercial service centers.

Because reduction in vehicle trips is the most effective strategy to reduce greenhouse gases, land use and development standards that encourage alternatives to the automobile through more compact and pedestrian-friendly development are directly correlated to greenhouse gas reduction and energy conservation. The City has facilitated mixed-use, compact development along Garvey Avenue, Atlantic Boulevard, and Garfield Avenue through the development of mixed-use designations in the General Plan. The City actively encourages the development of mixed-use projects in these areas. New developments promote walking and transit use, due to more compact development patterns and housing development that is in close proximity to services and retail businesses. Monterey Park's development incentives encourage development with pedestrian amenities and walkable connections between developments.

Southern California Edison (SCE) offers a variety of energy conservation services as part of its Customer Assistance Programs. The Energy Assistance Fund helps income-qualified residential customers facing financial hardship manage their electricity bills. These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use and manage costs. The Residential Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation, and window categories. These improvements are to be used to retrofit existing multi-family properties of two or more units.

Additionally, the Southern California Gas Company offers various rebate programs for energy-efficient appliances and makes available to residents energy efficient kits at no cost. The Gas Company also offers no-cost weatherization and furnace repair or replacement services for qualified lower-income customers. The Comprehensive Mobile Home Program provides qualifying mobile home customers with no-cost energy conservation evaluations, installations of low-flow showerheads and faucet aerators, and gas energy efficiency improvements, such as duct test and seal of HVAC systems.

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## REVIEW OF PAST ACCOMPLISHMENTS

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State law (California Government Code Section 65588[a]) requires jurisdictions to review their housing elements to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
- The progress in implementation of the housing element.

These results should be quantified where possible (e.g. rehabilitation results), but may be qualitative where necessary (e.g. mitigation of governmental constraints). Past accomplishments are compared with what was projected or planned as part of the earlier Housing Element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences are discussed.

The evaluation helps a jurisdiction identify the extent to which adopted programs have been successful in achieving stated objectives and addressing local needs, and how such programs continue to be relevant in addressing current and future housing needs. The evaluation provides the basis for recommended modifications to policies and programs in the updated element, and provides meaningful guidance for establishing new objectives.

This section summarizes Monterey Park's accomplishments toward implementing the 2008-2014 Housing Element. Table H-40 summarizes the quantified objectives contained in the City's 2008-2014 Housing Element, and evaluates the progress toward fulfilling these objectives. A program-by-program review is presented in Table H-41.

**TABLE H-40**  
**SUMMARY OF 2008-2014 QUANTIFIED OBJECTIVES AND PROGRESS**

	Income Level				Total
	Very Low	Low	Moderate	Above Moderate	
Construction Objectives (RHNA)					
Goal	280	177	194	490	1,141
Progress	--	37	71	512	620
Single-Family Rehabilitation Objectives					
Goal	48 units (over 8 years)			--	48
Progress	35 units (in 4 years)			--	35
Rental Rehabilitation Objectives					
Goal	24 units (over 8 years)			--	24
Progress	22 units (in 4 years)			--	22
Preservation Objectives					
Goal	125		--	--	125
Progress	125		--	--	125

According to the 2008-2014 Housing Element, the City of Monterey Park had a total RHNA of 1,141 new units to be produced during the 2006-2014 planning period, including 280 units for very low-income households, 177 units for low-income households, 194 units for moderate-income households, and 490 above moderate-income households. Based upon a review of building department records, between 2008 and 2012 approximately 30 percent of the regional housing construction needs were fulfilled.

Both the Villa Garfield senior affordable housing development (37 low-income units and 51 moderate-income units) and the Atlantic Times Square project (210 units, including 20 affordable units) were completed during the 2006-2014 planning period.

The City funds residential rehabilitation programs through entitlement HOME funds. The Single-Family Residential Rehabilitation Program offers grants and deferred loans to improve the exterior and interior of homes occupied by very low- and low-income residents. The rehabilitation objective for the Single-Family Residential Rehabilitation Program was 48 units over 8 years. Between 2008 and 2012, the City provided rehabilitation loans to 35 homeowners, utilizing HOME and (former) Redevelopment Set-Aside funds, exceeding the yearly goal.

The Acquisition and Rehabilitation Program is designed to assist owners of rental properties that are rented to (or will be renting to) lower-income tenants. The program offers housing grants and low-interest, deferred loans for 50 percent of rehabilitation cost to rental property owners. The rehabilitated units are then required to remain affordable for a period of at least 15 years. The City's objective was to rehabilitate four rental units per year, for a total of 24 over eight years. The City was able to

rehabilitate 22 rental units between 2008 and 2012, all of which are required to remain affordable for at least 15 years.

During the previous planning period, Lions Manor, with 125 units of affordable housing, was identified as at risk of conversion to market-rate. The project was conserved as affordable housing.

Table H-41 summarizes progress to date in implementation of previous programs, and the continued appropriateness of identified programs. The results of this analysis form the basis for developing the comprehensive housing program strategy for the 2014-2021 Housing Element.

**TABLE H-41**  
**MONTEREY PARK HOUSING ELEMENT ACCOMPLISHMENTS FOR THE 2008-2014 PLANNING PERIOD**

Housing Program	Program Objectives	Program Action	2008-2014 Accomplishment	Effectiveness and Appropriateness
<b>Maintaining and Preserving Existing Housing</b>				
1. Single-Family Residential Rehabilitation Programs	Provide rehabilitation loans to assist eligible homeowners completing repairs to existing single-family housing units.	8 households annually (48 over 5 years)	The City provided rehabilitation loans to 35 homeowners between 2008 and 2012.	This program is successful in providing opportunities for continued maintenance of homes in an unaffordable area. The high demand and related successfulness justifies continuing this program in the 2014-2021 Housing Element.
	Continue to provide information regarding rehabilitation standards, preventive maintenance and energy conservation through brochures and information posted on the City's website.		The City provides information on the Residential Rehab Grant/Loan program on its website. City staff prepared an article for Cascades concerning the residential rehabilitation program. In 2009, letters were mailed to residents in CDBG eligible areas explaining the program.	
	Promote energy efficiency improvements.		Available energy programs are advertised on the City's website. The City adopted a Climate Action Plan and the 2010 Building Code, which require energy efficiency improvements.	
2. Affordable Housing Incentives Program	Rehabilitate rental units occupied by very low- and low-income households and continue to provide information about the rehabilitation programs offered. Develop a brochure, and ensure that energy efficient improvements are included in rehabilitation.	4 units per year (24 over 6 years)	The City rehabilitated 22 rental units since 2008. All rehabilitated units are required to remain affordable for 15 years. The City provides information on the rehabilitation programs offered on the City's website.	This program was effective in improving multi-family units and website advertisement is effective. This program is included in the 2014-2021 Housing Element.



**TABLE H-41**  
**MONTEREY PARK HOUSING ELEMENT ACCOMPLISHMENTS FOR THE 2008-2014 PLANNING PERIOD**

<b>Housing Program</b>	<b>Program Objectives</b>	<b>Program Action</b>	<b>2008-2014 Accomplishment</b>	<b>Effectiveness and Appropriateness</b>
3. Code Enforcement	Provide proactive code enforcement activities.	N/A	The City's Code Enforcement Department is responsible for citations related to substandard housing issues. The Code Enforcement Department inspects over 4,000 units annually.	Code enforcement programs are important and effective components of the City strategy toward maintaining and improving the housing conditions. This program is included in the 2014-2021 Housing Element.
4. Conservation of At-Risk Housing	<p>Monitor the status of Lions Manor.</p> <p>Monitor Section 8 legislation and continue to pursue partnership opportunities with nonprofits.</p>	Preserve 125 units	Lions Manor remained affordable during this planning period. Staff has monitored potential funding through the Los Angeles County Community Development Commission, HCD, and HUD at least once a year as well as attending housing related workshops, conferences regarding potential funding sources, and becoming familiar with recent housing policies and progressive programs.	This program is continued in the 2014-2021 Housing Element.

**TABLE H-41**  
**MONTEREY PARK HOUSING ELEMENT ACCOMPLISHMENTS FOR THE 2008-2014 PLANNING PERIOD**

Housing Program	Program Objectives	Program Action	2008-2014 Accomplishment	Effectiveness and Appropriateness
<b>Removing Barriers to Affordable Housing</b>				
5. Efficient Permit Processing	Offer a streamlined development process and periodically review processing procedures to ensure efficiency.	N/A	To streamline development review, the Planning Division has implemented a policy to process plan checks within 72 hours, site plan reviews within two weeks, and over-the-counter plan reviews as soon as possible. The City reviews processing procedures periodically and updates fees according to this analysis.	Efficient permit processing can increase the likelihood of affordable housing project viability. As such, this program is continued in the 2014-2021 Housing Element.
	Prioritize affordable and special needs housing.			
6. Density Bonuses	Continue to comply with State Law.	N/A	The City modified its Zoning Code to include development incentives for affordable housing in mixed-use areas and in the Senior Citizen Housing overlay in 2001.	This program continues to be an important mechanism for providing affordable housing and is revised to remove completed accomplishments and included in the 2014-2021 Housing Element.
	Adopt State density bonus law as part of the Zoning Code update.		The City will complete a comprehensive Zoning Code update in early 2013, which will include a revision to the density bonus section to comply with State law.	
	Draft a brochure outlining affordable housing incentives, including the density bonus ordinance.		Monterey Park is currently in the process of preparing a brochure regarding affordable housing incentives and will be available in 2013.	
	Encourage the development of pedestrian linkages.		The City encourages pedestrian linkages in any mixed-use developments through development incentives.	
	Provide regulatory incentives through the Senior Citizen Housing Overlay zone.		The Senior Citizen Housing Overlay zone will be retained in the 2013 Zoning Code update.	

**TABLE H-41**  
**MONTEREY PARK HOUSING ELEMENT ACCOMPLISHMENTS FOR THE 2008-2014 PLANNING PERIOD**

<b>Housing Program</b>	<b>Program Objectives</b>	<b>Program Action</b>	<b>2008-2014 Accomplishment</b>	<b>Effectiveness and Appropriateness</b>
7. Extremely Low-Income and Special Needs Housing	Amend the Zoning Code to facilitate transitional and supportive housing and SROs.	N/A	Amended definitions are included in the updated Zoning Code.	Many of the components of this program will be completed during the 2008-2014 planning period. Those sections will be removed from the program and relevant section retained in the 2014-2021 Housing Element.
	Allow transitional and supportive housing that functions as residential uses consistent with similar residential uses.		The City permits transitional and supportive housing that functions as a regular residential use similar to other multi-family uses.	
	Amend the Zoning Code to permit emergency shelters by right in the I-P zone.		The 2013 Zoning Code update will include provisions to the I-P zone to permit emergency shelters by right, subject to restrictions consistent with Government Code Section 65583.	
8. Water and Sewer Service Providers	Deliver the Housing Element to sewer and water service providers.	N/A	The City delivered the Housing Element upon adoption to water and sewer providers.	To ensure continued compliance with this State requirement, the program is continued in the 2014-2021 Housing Element.
9. Ensure Adequate Sites	Promote residential density allowances.	N/A	The City of Monterey Park Zoning Code currently allows for higher densities with mixed-use and senior housing developments. City staff continues to encourage lot consolidation and mixed-use developments to maximize density potentials.	This program continues to be relevant and will be included in the 2014-2021 Housing Element. However, given the loss of redevelopment and related funding, this program will be modified to reflect staffing resources.
	Update the vacant and underutilized sites inventory.		The City maintains a list of available development sites and updates with any "new" vacant lots in the City.	
	Provide technical assistance and information to developers.		On the City's website, the City provides information on available City-owned parcels and other properties to the public.	

**TABLE H-41**  
**MONTEREY PARK HOUSING ELEMENT ACCOMPLISHMENTS FOR THE 2008-2014 PLANNING PERIOD**

Housing Program	Program Objectives	Program Action	2008-2014 Accomplishment	Effectiveness and Appropriateness
10. Land Use Element and Zoning Code	Revise Zoning Code to achieve consistency with the General Plan.	N/A	The City will complete the comprehensive Zoning Code update in early 2013.	This program is complete and is, as such, removed from the 2014-2021 Housing Element.
11. Mixed-Use Sites	Facilitate mixed use and discourage exclusively commercial projects.	N/A	The General Plan encourages the construction of residences in mixed-use developments by discouraging the development of exclusively commercial projects.	This program continues to be relevant and will be included in the 2014-2021 Housing Element. However, given the loss of redevelopment and related funding, this program will be modified to reflect staffing resources.
	Provide marketing materials and development opportunities on the City's website. Provide development incentives and financial resources.		The City's website provides information on mixed-use development, development incentives and financial resources.	
	Encourage lot consolidation by providing technical assistance and facilitating negotiations.		The City of Monterey Park General Plan encourages lot consolidation for mixed-use developments and City staff provides technical assistance to developers.	
	Establish protocol to monitor development interest, inquiries, and progress.		City staff monitors available sites that have the potential to be developed.	
12. Second Units	Continue to allow second units as a permitted use. Revise Zoning Code for consistency.	N/A	A total of 11 second units were developed in the City since 2006.	This program is continued in the 2014-2021 Housing Element, while removing the completed components.
	Draft a brochure outlining the City's second unit ordinance		Monterey Park is currently in the process of preparing a brochure explaining second unit standards and procedures and will be available in 2013.	
13. Affordable Housing Development	Assist in development of new affordable housing units.	20 new affordable units.	108 new affordable housing units were created during the 2006-2014 planning period.	With the loss of redevelopment funding, this program is

**TABLE H-41**  
**MONTEREY PARK HOUSING ELEMENT ACCOMPLISHMENTS FOR THE 2008-2014 PLANNING PERIOD**

<b>Housing Program</b>	<b>Program Objectives</b>	<b>Program Action</b>	<b>2008-2014 Accomplishment</b>	<b>Effectiveness and Appropriateness</b>
Incentives	Pursue additional funding sources either directly or cooperatively with developers.		The economic downturn has significantly reduced housing development, including affordable housing development. As the economy improves, developers are beginning to pursue projects again.	substantially more difficult to implement. It will be modified to reflect the current funding climate and sources. This program is continued in the 2014-2021 Housing Element.
	Focus a portion of Agency assistance toward rental projects that meet the needs of extremely low-, very low-, and low-income renters and large families.		City staff actively strategizes prospective plans to facilitate and attract development and investment interest in Monterey Park.	
14. Section 8 Rental Assistance	Support the County's efforts to maintain and possibly increase the current level of Section 8 rental assistance. Direct eligible households to the program.	N/A	432 Monterey Park households receive Section 8 assistance as of 2012. Monterey Park directs inquiries regarding Section 8 to the appropriate County Housing Authority office.	Rental assistance remains the most important housing assistance for very low- and extremely low-income households, as well as seniors. Demand for this program is evident, as the waitlist continues to exceed the number of available vouchers. This program is continued in the 2014-2021 Housing Element.
	Coordinate with the County Housing Authority to promote the use of vouchers to extremely low-income households.		Vouchers are available to extremely low-income and very low-income households in Los Angeles County.	
	Develop a brochure for landlords regarding participation in the Section 8 program.		Monterey Park prepared a brochure regarding participation in the Section 8 program in 2012 and the City also provides the brochure created by the Los Angeles County Housing Authority	

**TABLE H-41**  
**MONTEREY PARK HOUSING ELEMENT ACCOMPLISHMENTS FOR THE 2008-2014 PLANNING PERIOD**

Housing Program	Program Objectives	Program Action	2008-2014 Accomplishment	Effectiveness and Appropriateness
<b>Promoting Fair Housing Practices</b>				
15. Fair Housing and Tenant/Landlord Counseling	Continue to assist households through the Housing Rights Center.	N/A	Monterey Park contracts with the Housing Rights Center to provide fair housing assistance to its residents.	Providing fair housing resources is an important goal for the City. This program will be updated to expand options for outreach and continued in the 2014-2021 Housing Element.
	Annually submit an article to the Monterey Park Cascades on current fair housing topics.		Staff most recently prepared a newsletter article on fair housing for the February 2011 Cascades issue.	
	Comply with fair housing requirements when implementing housing programs.'		The City complies with State and federal fair housing requirements.	
	Implement Analysis of Impediments to Fair Housing Choice (AI) and update the AI regularly.		The City's AI was updated in 1996, and again in 2006. The AI determined that instances of housing discrimination in Monterey Park are minimal, although there is a continued need for education and outreach.	
16. Zoning Code Revision	Amend the Zoning Code to remove the definition of family.	N/A	The definition of family will be removed from the Zoning Code as part of the 2013 comprehensive update.	This program has been completed and is removed from the 2014-2021 Housing Element.
17. Reasonable Accommodation	Research and create a process for making requests for reasonable accommodation.	N/A	This program will be completed in conjunction with the 2013 comprehensive Zoning Code update.	This program is almost complete; however, implementation (including information availability via public counters and the City's website) is still relevant; the program is continued in the 2014-2021 Housing Element.
	Provide information to residents on reasonable accommodation via public counters and the City's website.		Information on reasonable accommodation is provided to residents at the public counters and City's website.	

# HOUSING PLAN

The City of Monterey Park's long-term housing objective is to facilitate the production and maintenance of housing that fulfills the diverse needs of the community. The Housing Plan identifies long-term housing goals and shorter-term policies to address the identified housing needs. The goals and policies are implemented through a series of housing programs. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies, and are organized around the City's five housing goals. Quantified objectives identified in particular programs are estimates of assistance the City will be able to offer, subject to available financial and administrative resources.

To make adequate provision for the housing needs of all income levels, per State law Monterey Park must identify programs to do all of the following:

- Conserve and improve existing housing stock
- Remove barriers to housing development
- Provide adequate housing sites
- Assist in the development of affordable housing
- Promote fair housing practices

## Conserve and Improve Existing Housing

Maintenance and preservation of the existing housing stock helps provide lower-cost housing and instills neighborhood pride. Housing activities that help achieve these goals include rehabilitation of single-family and multi-family housing units and preservation of assisted housing units that may be at risk of converting to market-rate housing. The City focuses its efforts on rehabilitation through code enforcement to take a pro-active approach to conserving the current housing stock. The following goal, policies, and programs illustrate Monterey Park's commitment to promote conservation and improvement of existing housing.



### Goals and Policies

#### Goal 1

**Conserve and improve existing affordable housing in Monterey Park.**

##### *Policy 1.1*

Encourage the rehabilitation of substandard residential properties by homeowners and landlords.

##### *Policy 1.2*

Promote investment of public and private resources to reverse neighborhood deterioration trends where they may occur.

**Policy 1.3** Continue to provide rehabilitation and home improvement assistance to low- and moderate-income households.

**Policy 1.4** Coordinate with non-profit housing providers in the acquisition and rehabilitation of older apartment complexes as long-term affordable housing.

**Policy 1.5** Work to preserve existing affordable low-income housing in the City that is considered at risk of converting to non-low-income use.

**Policy 1.6** Pursue initiatives that allow for increased home ownership of single-family residences, townhomes, and condominiums.

**Program 1:  
Housing Rehabilitation  
Program**

This program is designed to assist in maintaining quality single-family housing stock for lower-income families while enhancing the aesthetic quality of individual neighborhoods. The program currently provides grants and deferred interest loans. Eligible repairs include critical repair needs, repairs to eliminate code enforcement violations, and repairs to achieve energy conservation. The program is limited to low-income households. In addition, the value of the assisted property after rehabilitation must not exceed 95 percent of the median purchase price for the Los Angeles County area as determined by HUD.

**Objectives and Timeframe:**

- Provide 6-7 rehabilitation loans annually to assist eligible homeowners in completing repairs to existing single-family housing units, for a total of 55 households to be assisted over 8 years.
- Continue to provide information regarding rehabilitation standards, preventive maintenance, and energy conservation. Information about the City's rehabilitation loan program is placed at City counters and is posted on the City's website.
- Promote energy efficiency improvements to households participating in rehabilitation programs.

**Responsible Agency:** Community Development Department

**Funding Sources:** HOME funds

**Program 2:  
Affordable Housing  
Incentives Program**

The Affordable Housing Incentives Program is designed to assist owners of rental properties that are rented to (or will be renting to) lower-income tenants. The Affordable Housing Incentives Program includes the Acquisition and Rehabilitation Program, which offers financial incentives to developers and property owners for the acquisition, rehabilitation, and/or development of affordable housing units. Incentives may be provided to all types of affordable housing permitted by the federal HOME Program, such as permanent housing, transitional housing, and



group homes. The rehabilitated units are then required to remain affordable for minimum of 15 years.

**Objectives and Timeframe:**

- Rehabilitate rental units to maintain or create 20 affordable units over the next 8 years.
- Continue to provide information to property owners and landlords regarding the rental rehabilitation program on the City's website.
- Ensure that energy efficiency improvements are included in rental rehabilitation projects.

**Responsible Agency:** Community Development Department

**Funding Sources:** HOME funds

**Program 3:  
Code Enforcement**

Code enforcement is a key component of housing conservation and rehabilitation. The City's current code enforcement approach is both reactive and proactive. Code enforcement efforts tend to focus in several very low- and low-income congested and blighted areas, more commonly included in the CDBG areas, presently:

- Northeast Monterey Park
- A portion south of Newmark Avenue between Lincoln Avenue and McPherrin Avenue
- West of Atlantic Boulevard, east of Monterey Pass Road and south of Garvey Avenue
- West of Atlantic Boulevard, east of Monterey Pass Road and South of Brightwood Street and North of Floral Drive
- A portion in the southwest part of the City, north of the 60 Freeway and west of Bradshaw Avenue

The Code Enforcement Division enforces several codes throughout the City, including public nuisance violations, substandard housing conditions, property maintenance issues, illegal structures and permits, and other health, building, and safety violations in an effort to improve and maintain housing and neighborhood conditions, qualities, standards, and property values.

**Objectives and Timeframe:**

- Continue to provide proactive code enforcement activities to maintain and improve housing and neighborhood conditions, qualities, standards and property values.

**Responsible Agency:** Code Enforcement Division – Community Development Department

**Funding Sources:** Departmental Budget, CDBG

**Program 4:  
Conservation of At-  
Risk Housing**

To meet the housing needs of persons of all economic groups, the City is committed to guarding against the loss of housing units available to lower-income households. Over the next 10 years (2013-2023), two assisted projects in Monterey Park that provide a total of 245 affordable units, Lions Manor and Golden Age Village, have an expiring long term affordability covenants/contracts and are at risk of converting to market rate. However, because the projects are both owned and operated by a non-profit organization, there is a low risk of these properties actually converting to market rate. Even so, the City will continue to monitor all units considered at risk of conversion to market rate and assist property owners in maintaining the affordability of these units.

**Objectives and Timeframe:**

- Annually monitor the status of the 245 affordable housing units that are at risk of converting to market-rate during the 2013-2021 Housing Element.
- Monitor Section 8 Housing Choice Voucher legislation and provide technical assistance to nonprofit property owners as necessary.
- Continue to pursue partnership opportunities with non-profits to preserve and expand affordable housing in the City.

**Responsible Agency:** Community Development Department

**Funding Sources:** Should a Notice of Intent to opt out of the Section 8 program be filed by any of the developments at risk of conversion, the City will explore funding available through the Los Angeles County Community Development Commission, HCD, and HUD. When appropriate funding sources are identified, the City will contact the owners of at-risk housing projects and prospective developers to discuss opportunities for utilizing such funding in the City.

**Remove Barriers to  
Housing  
Development**

Market and governmental factors pose constraints to the provision of adequate and affordable housing. Factors that pose constraints on the provision of housing include the costs of developing both ownership and rental housing, which are ultimately passed to the consumers; the availability and cost of mortgage and rehabilitation financing; and restrictive zoning or other development regulations.

These factors tend to disproportionately impact lower- and moderate-income households due to their limited resources for absorbing the costs. To assist in affordable housing development, Monterey Park addresses, and where legally possible, removes governmental constraints affecting the maintenance, improvement, and development of housing. The following goal, policies, and programs facilitate housing opportunities and mitigate government constraints on residential development.



***Policy 2.1***

**Goal 2**

**Remove or reduce governmental constraints on affordable housing development.**

Continue efforts to streamline administrative procedures for granting approvals and permits. Review residential development standards, regulations, ordinances, review procedures and permitting fees related to the development of housing. Adjust, as appropriate, those that are determined to be a constraint to the development of housing.

***Policy 2.2***

Encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development.

***Policy 2.3***

Provide appropriate standards in the Zoning Code to allow and facilitate the development of housing for lower-income and special needs persons.

**Program 5:  
Efficient Permit  
Processing**

Streamlining the development process, particularly for affordable housing projects, reduces the costs associated with holding on to land until it can be developed. To facilitate residential development, the City provides development review services associated with new projects. Monterey Park supports a clear and objective review process for new development.

**Objectives and Timeframe:**

- Continue to offer a streamlined development process and periodically review departmental processing procedures to ensure efficient project processing.
- Prioritize affordable and special needs housing for processing.
- Review the Zoning Code within 2 years of adoption of the Housing Element to ensure compliance with State law related to zoning for transitional and supportive housing. As needed, modify zoning to be in compliance with GC §65583(a)(5) to permit transitional and supportive housing, as defined in Housing Element Law, in zones allowing residential uses as a residential use of property, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

**Responsible Agency:** Planning Division – Community Development Department  
**Funding Sources:** Departmental Budget

**Program 6:  
Density Bonuses**

Monterey Park offers three different density bonus options to encourage the development of affordable housing, senior housing, and mixed-use projects. Pursuant to State density bonus law, the City offers density bonuses of between 20 and 35 percent for the provision of affordable housing, depending on the amount and type provided. Financial incentives or regulatory concessions are also granted when a developer proposes to construct affordable housing. Monterey Park also offers density bonuses in the mixed-use areas when pedestrian linkages are employed, and additional bonuses in areas zoned for Senior Housing (S-C-H zone).

**Objectives and Timeframe:**

- Continue to comply with State law provisions for density bonuses as a means to facilitate affordable housing development.
- Encourage the development of pedestrian linkages in mixed-use developments to foster a safe and active downtown and provide options for increased density.
- Continue to provide regulatory incentives to developers of senior citizen housing through Senior Citizen Housing overlay zoning.

**Responsible Agency:** Planning Division – Community Development Department  
**Funding Sources:** Departmental Budget

**Program 7:  
Extremely Low-Income  
and Special Needs  
Housing**

Extremely low-income households and households with special needs have limited housing options in Monterey Park. Housing types appropriate for these groups include: emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units.

**Objectives and Timeframe:**

- Continue to allow the establishment of transitional and supportive housing that functions as residential uses in residential zones consistent with similar residential uses.
- Continue to permit emergency shelters by right in the Office-Professional (O-P) Zone, consistent with Zoning Code regulations.

**Responsible Agency:** Planning Division – Community Development Department  
**Funding Sources:** Departmental Budget

**Program 8:  
Water and Sewer  
Service Providers**

In accordance with Government Code Section 65589.7 as revised in 2005, the City will deliver to all public agencies or private entities that provide water or sewer services to properties within Monterey Park a copy of the 2013-2021 Housing Element immediately following City Council adoption.

**Objectives and Timeframe:**

- Immediately following adoption, staff will deliver the Monterey Park Housing Element to all providers of sewer and water service within the City of Monterey Park.

**Responsible Agency:** Planning Division – Community Development Department

**Funding Sources:** Department Budget

**Provide Adequate  
Housing Sites**

Monterey Park seeks to encourage the development of new housing for households of all income levels. In pursuit of this goal, the City is responsible for ensuring adequate sites to accommodate its regional fair share of housing growth, and for providing regulatory and financial incentives for the development of new housing.



**Goal 3**

**Provide adequate housing by location, type of unit, and price to meet existing and future needs of City residents.**

**Policy 3.1**

Encourage a wide range of housing types, prices, and ownership forms.

**Policy 3.2**

Assist private developers in identifying and preparing vacant land suitable for lower-income and senior citizen housing developments.

**Policy 3.3**

Provide adequate and accessible community facilities and services to residential neighborhoods.

**Policy 3.4**

Implement the Land Use Element, and facilitate development of mixed-use residential projects in areas designated for mixed-use near the Central Business District, and along North Atlantic Boulevard, East Garvey Avenue, and Pomona Boulevard.

**Policy 3.5**

Continue to encourage second units in single-family residential areas and residential units within mixed-use developments.

**Program 9:  
Ensure Adequate Sites  
to Accommodate  
Regional Fair Share of  
Housing Growth**

The City has been allocated a RHNA of 815 units for the 2014-2021 Housing Element planning period. The sites inventory capacity analysis conducted for this Element found that existing land use policy can accommodate the RHNA on vacant and underutilized land.

**Objectives and Timeframe:**

- Maximize the density potential of limited land resources by promoting residential densities that achieve the highest allowable density for specific properties.
- Update the vacant and underutilized residential sites inventory as necessary to maintain accurate information and provide technical assistance and information on available parcels for lower-income developments to private or non-profit housing providers.
- When approached by affordable housing providers, provide technical assistance and information on available parcels for lower-income developments to private or non-profit housing providers. Technical assistance includes land development counseling by City planners.
- Establish a process to monitor project approvals and affordable housing construction, such as through an annual review of Planning Permits and/or completion of an annual Housing Element progress report pursuant to Government Code Section 65400. This process will ensure sufficient residential capacity is maintained to accommodate the RHNA need. Should approvals of development on identified sites result in a reduction of capacity below the residential capacity needed to accommodate the City's remaining need for lower-income households, the City will identify sufficient alternative sites to accommodate an identified shortfall. This annual evaluation will assess development to determine whether sites are being developed for nonresidential uses and will ensure that current processing procedures encourage and facilitate mixed-use or standalone residential development for lower-income households.
- Annually evaluate effectiveness and appropriateness of available incentives/programs (as described in Program 12 below) in encouraging development of identified sites, particularly for housing affordable to lower-income households. Evaluation should consider criteria such as interest in development, project proposals/approvals, impacts of development costs, and the development of housing affordable to lower-income households. If incentives/programs are not effective in encouraging and facilitating the development of identified sites to provide sufficient opportunities to accommodate the City's share of the regional housing needs throughout the planning

period, the City will reassess to develop alternative strategies to encourage and incentivize development.

**Responsible Agency:** Planning Division – Community Development Department

**Funding Sources:** Departmental Budgets

**Program 10:  
Mixed-Use Sites**

Mixed-use development will add more residential units in the downtown area. Such development is expected to enhance the market for downtown businesses and provide significant opportunities for affordable housing development. Elderly, less-mobile residents, as well as employees of nearby businesses, will particularly benefit from such opportunities. The sites inventory indicates a potential for 879 residential units in mixed-use areas. The City's development standards encourage the development of mixed-use product in these areas. The success of three recent under-construction or completed mixed-use projects, Atlantic Times Square, Villa Garfield, and Monterey Park Towne Centre, will introduce over 400 new residential units in the City's mixed-use areas.

**Objectives and Timeframe:**

- Continue to facilitate the construction of residences in mixed-use developments by discouraging the development of exclusively commercial projects.
- Continue to provide marketing materials on the City's website that delineate site opportunities for mixed-use. Update website periodically to reflect new development opportunities. Provide technical assistance for interested developers. Technical assistance includes land development counseling by City planners. Continue to facilitate allocation of financial resources (local, private, and government) and offer development incentives, including higher residential densities to projects that include pedestrian linkage amenities and density bonuses to projects that include affordable or senior housing, to encourage the development of mixed-use projects.
- Encourage lot consolidation for mixed-use developments by providing technical assistance to developers to facilitate negotiations between property owners.
- Meet with potential developers to discuss affordable housing development opportunities within the Mixed Use I and Mixed Use II areas. If development is not occurring or existing development standards and incentives are not effective in encouraging and facilitating housing development, particularly for lower-income households, then the City will evaluate and make recommendations as appropriate to provide additional incentives or modify development standards to further encourage these uses.

**Responsible Agency:** Planning Division – Community Development Department  
**Funding Sources:** Departmental Budget

**Program 11: Second Units**

Second units offer an additional source of affordable housing to homeowners and the community. The Zoning Code permits second dwelling units in the R-1, R-2, and R-3 zones on parcels that contain an existing single-family dwelling. Monterey Park's Zoning Code establishes development standards for second units, which are consistent with State law.

**Objectives and Timeframe:**

- Continue to allow second units as a permitted use in all residential land use categories on parcels with existing single-family homes.

**Responsible Agency:** Planning Division – Community Development Department  
**Funding Sources:** Departmental Budget

**Assist in the Development of Affordable Housing**

Monterey Park encourages the development of housing units affordable to all segments of the population. The City actively works with both non-profit and for-profit developers in the production of affordable for-sale and rental housing. The following goal, policies, and programs demonstrate Monterey Park's commitment to encourage new development through financial and regulatory incentives and aggressive land use planning.



**Goal 4**

**Assist in the provision of housing that meets the needs of all economic segments of the community.**

- Policy 4.1** Encourage greater development and utilization of federal, State, and local programs to ensure adequate funding of housing programs.
- Policy 4.2** Promote the development of new housing units designed for the elderly and disabled persons to be in close proximity to public transportation and community services.
- Policy 4.3** Encourage the design of residential developments that are secure, safe, and environmentally sensitive. Support the use of cost-saving and energy-conserving construction techniques.
- Policy 4.4** Support favorable home purchasing options for lower- and moderate-income households.
- Policy 4.5** Continue to support rental assistance for very low-income households who are overpaying for housing.



**Program 12:  
Affordable Housing  
Development  
Incentives**

The City addresses the regional need for more affordable housing through support for the development of new housing units, to increase the supply of affordable housing in the City. For-profit and non-profit housing developers play an important role in providing affordable housing. The City provides financial assistance through participation in the HOME and CDBG programs and offers a variety of development incentives to encourage affordable housing development.

**Objectives and Timeframe:**

- Continue to implement land use policy that encourages new housing development and affordable housing through density bonuses.
- Assist in the development of new affordable housing units during the 2014-2021 Housing Element through the provision of technical assistance.
- Explore ways to expedite affordable housing developments through the Design Review Board process.
- Investigate and develop list of available incentives/concessions for affordable development within 3 years of adoption of the Housing Element.
- Explore funding available through LACCDC, HCD, and HUD at the request of interested developers. Potential funding programs may include single- and multi-family housing rehabilitation programs and homeownership programs administered by HCD.
- Evaluate and assess residual property taxes distributions under the Redevelopment Dissolution Laws, and consider setting aside a portion into an Affordable Housing Fund to assist in development of new units affordable to lower-income households.

**Responsible Agency:** Community Development Department

**Funding Sources:** Departmental Budget

**Program 13:  
Section 8 Rental  
Assistance**

Renter overpayment is a significant issue in Monterey Park, as in all of Southern California. The City addresses this need through support for efforts to increase Section 8 Housing Choice Voucher funding. The Housing Choice Voucher Rental Assistance program extends rental subsidies to very low-income households, as well as elderly and disabled persons. The subsidy represents the difference between 30 percent of the monthly income and the allowable rent determined by the Housing Choice Voucher program. The LACCDC Housing Authority coordinates Housing Choice Voucher rental assistance on behalf of the City.

As of 2012, there are 432 households receiving Section 8 Housing Choice Voucher rental assistance in Monterey Park, with an additional 831 Monterey Park residents on the waiting list.

**Objectives and Timeframe:**

- Support the County's efforts to maintain, and possibly to increase, the current level of Section 8 Housing Choice Voucher rental assistance through participation in lobbying efforts and support of County policies. Direct eligible households to the program.

**Responsible Agency:** Community Development Department

**Funding Sources:** HUD, Departmental Budget

**Promote Fair Housing Practices**

Monterey Park enforces the federal Fair Housing Act within its jurisdiction. The City works with the Housing Rights Center to support fair housing services, including tenant/landlord mediation, information, investigation, counseling and referral services.



**Goal 5**

**Promote equal housing opportunities for all residents.**

**Policy 5.1**

Prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, handicap, income, sex, age, and household composition.

**Policy 5.2**

Provide fair housing services to Monterey Park residents, and ensure that residents are aware of their rights and responsibilities regarding fair housing.

**Policy 5.3**

Support housing construction or alterations that meet the needs of residents with special needs such as the elderly, disabled, and families with children.

**Program 14:  
Fair Housing and  
Tenant/Landlord  
Counseling**

To achieve fair housing goals, the City works with the Housing Rights Center to provide a variety of fair housing and tenant/landlord services, including mediation, information, investigation, counseling, and referral services.

**Objectives and Timeframe:**

- Continue to assist households through the Housing Rights Center, and continue to refer fair housing complaints to the Housing Rights Center. Continue to provide information on fair housing resources via newsletter articles and on the City's website, including advance notice of Walk-In Clinics in Monterey Park hosted by the Housing Rights Center.

- Continue to comply with all State and federal fair housing requirements when implementing housing programs or delivering housing-related services.
- Update the City's Analysis of Impediments to Fair Housing Choice regularly, consistent with HUD regulations. Implement the recommendations listed in the Analysis of Impediments to Fair Housing Choice to remove constraints to fair housing choice.

**Responsible Agency:** Community Development Department  
**Funding Sources:** CDBG Funds

**Program 15:  
Reasonable  
Accommodation**

The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. Reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and the case law interpreting the statutes. The City of Monterey Park offers reasonable accommodation through the Zoning Code.

**Objectives and Timeframe:**

- Continue to implement the Zoning Code, and facilitate the making of requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities.
- Provide information to residents on reasonable accommodation procedures via public counters and the City website.

**Responsible Agency:** Planning Division - Community Development Department  
**Funding Sources:** Departmental Budget

**Summary of  
Quantified  
Objectives**

Table H-42 summarizes the City's quantified objectives for the 2014-2021 planning period by income group.

- Adequate sites to facilitate new housing units, including the City's RHNA of 205 units for very low-income households, 123 units for low-income households, 137 units for moderate-income households, and 350 above moderate-income households.

- Rehabilitation of 75 existing units (55 owner-occupied and 20 renter-occupied units).
- Conservation of 432 Section 8 Housing Choice Vouchers.
- Conservation of 245 units at risk of converting to market rate.

**TABLE H-42**  
**SUMMARY OF 2013-2021 QUANTIFIED OBJECTIVES**

	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Adequate Sites/New Construction (RHNA) <sup>1</sup>	102	103	123	137	350	815
Units To be Rehabilitated	30		45		--	75
Section 8 Housing Choice Vouchers to be Conserved	432		--	--	--	432
At-Risk Housing Units to be Conserved	--	--	245	--	--	245

Note 1: AB2634 mandates that localities calculate the subset of the very low income regional need that constitutes the communities need for extremely low income housing. As an alternative to calculating the subset, local jurisdictions may assume that 50 percent of the very low income category is represented by households of extremely low income (less than 30 percent of the MFI).

# APPENDIX A

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## **Important Terms & Concepts**

Key housing-related terms and concepts, as well as agencies involved in housing in Monterey Park are defined below:

### **Affordable Housing**

Under State and federal statutes, housing which costs no more than 30 percent of gross household income is referred to as "affordable" housing. Housing costs factored into this definition include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

### **American Community Survey**

The American Community Survey (ACS) is an ongoing statistical survey that samples a small percentage of the population every year -- giving communities the information they need to plan investments and services.

### **Assisted Housing**

Assisted housing refers to units that are subsidized by federal, state, or local housing programs.

### **At-Risk Housing**

Multi-family rental housing that may lose its status as housing affordable for low and moderate income tenants due to the expiration of federal, state or local agreements is referred to as "at-risk" housing.

### **Census County Subdivision (CDD)**

Census County Subdivisions are areas delineated by the Census Bureau in cooperation with state, tribal, and local officials for statistical purposes.

### **California Department of Housing and Community Development (HCD)**

HCD is responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

### **Consolidated Plan**

The Consolidated Plan is a five-year plan required to be completed by entitlement jurisdictions to receive federal CDBG and HOME funds.

### **Construction Types**

Type I Construction - This concrete and steel structure, called fire resistive, is supposed to confine a fire by its construction, with building elements of noncombustible materials. Type II Construction - This type building has steel or concrete walls, floors and structural framework similar to a type I construction however, the roof covering material is combustible. Type V Construction – Wood-frame construction, is made with building elements of combustible materials.

**Community Development Block Grant**

The CDBG program is administered by the U.S. Department of Housing and Urban Development (HUD). The program allots money to cities and counties for housing and community development activities.

**Density Bonus**

Under State density bonus laws, a developer is commonly allowed additional residential units within a project beyond the maximum for which the parcel is otherwise permitted. Usually, a density bonus is permitted in exchange for the provision or preservation of affordable housing units at the same site or at another location.

**Dwelling, Multi-family**

A building containing two or more dwelling units for the use of individual households is referred to as multi-family. Apartments and condominium buildings are examples of this dwelling unit type.

**Dwelling, Single-family**

A dwelling unit designed for occupancy by not more than one household is referred to as a single-family housing unit. Single-family detached units do not share a wall with other single-family units. Single-family attached units are attached to one or more other one-family dwellings by a common vertical wall.

**Emergency Shelter**

Housing with minimal supportive services for homeless persons, with occupancy limited to six months.

**HOME Program**

The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990 authorized a funding program for housing. The HOME program administered by HUD provides formula grants to states and localities to build, buy, and/or rehabilitate affordable rental or ownership housing or to provide direct rental assistance to low-income people.

**Household**

The U.S. Bureau of the Census defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a family living in a house is considered a household. Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters.

**Income Categories**

For planning purposes, HCD has established income definitions based on the Median Family Income (MFI) within California counties.

<b>Income Group</b>	<b>% of Los Angeles County Median Family Income</b>
<i>Extremely Low</i>	0-30%
<i>Very Low</i>	31-50%
<i>Low</i>	51-80%
<i>Moderate</i>	81-120%
<i>Upper</i>	> 120%

Source: Department of Housing and Community Development, 2012.

<b>Regional Housing Needs Allocation (RHNA)</b>	The Southern California Association of Governments (SCAG) is responsible for preparation of the Regional Housing Needs Assessment (RHNA), which determines a jurisdiction's share of regional housing growth.
<b>Row House</b>	One of a series of houses, often of similar or identical design, situated side by side and joined by common walls.
<b>Housing Choice Voucher Program</b>	The tenant-based Section 8 Housing Choice Voucher program subsidizes a family's rent in a privately owned house or apartment. Local public housing authorities typically administer the program. The Housing Choice Voucher program pays the difference between 30 percent of the household annual income and fair market rent charged by the landlord. Households with incomes of 50 percent or below the area median income are eligible to participate in the program.
<b>Southern California Association of Governments (SCAG)</b>	The Southern California Association of Governments is a regional planning agency that encompasses six counties: Imperial, Riverside, San Bernardino, Orange, Los Angeles, and Ventura.
<b>Special Needs Population</b>	Special needs populations tend to have more difficulty in finding decent affordable housing due to their special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, disabled, large families, female-headed households, farm workers, and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, or other groups present in their community.
<b>Supportive Housing</b>	Housing with no limit on length of stay that is occupied by the target population and is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.
<b>Transitional Housing</b>	Reduced fee rental housing which offers supportive services for up to 24 months that is designated for recently homeless persons and is operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.
<b>U.S. Department of Housing and Urban Development (HUD)</b>	HUD is a cabinet-level department of the federal government responsible for housing, housing assistance, and urban development. Housing programs administered through HUD include CDBG, HOME and Section 8 Rental Assistance.

Table A-1: City of Monterey Park - Sites Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density	Acres	Current Use	Realistic Capacity	Infrastructure Capacity	Lot Consolidation/ Opportunity Site Name	On-Site Constraints
5254002031	HDR	R-3	25 du/ac	6.21	Vacant	31	yes		topographically constrained
5255016022	HDR	R-3	25 du/ac	0.40	Vacant	8	yes		none
5254002029	HDR	R-3	25 du/ac	0.81	Vacant	4	yes		topographically constrained
5257006005	HDR	R-3	25 du/ac	0.21	Vacant	4	yes		none
5257004019	HDR	R-3	25 du/ac	0.18	Vacant	4	yes		none
5258007030	HDR	R-3	25 du/ac	0.27	Vacant	5	yes		none
5255016021	HDR	R-3	25 du/ac	0.40	Vacant	8	yes		none
5257004020	HDR	R-3	25 du/ac	0.22	Vacant	4	yes		none
5252033020	LDR	R-1	8 du/ac	7.58	Vacant	12	yes		topographically constrained
5253007028	LDR	R-1	8 du/ac	0.23	Vacant	1	yes		none
5253008024	LDR	R-1	8 du/ac	1.00	Vacant	2	yes		topographically constrained
5254017040	LDR	R-1	8 du/ac	3.35	Vacant	5	yes		topographically constrained
5253008023	LDR	R-1	8 du/ac	2.69	Vacant	4	yes		topographically constrained
5254003014	LDR	R-1	8 du/ac	1.88	Vacant	3	yes		topographically constrained
5276008042	LDR	R-1	8 du/ac	0.41	Vacant	1	yes		topographically constrained
5276008015	LDR	R-1	8 du/ac	0.87	Vacant	6	yes		none
5259010024	Mixed Use II	C-S P-D	30 du/ac	0.06	Vacant	2	yes		none
5259010023	Mixed Use II	R-2 P-D	30 du/ac	0.15	Vacant	5	yes		none
5256002008	Mixed Use I	R-3 P-D	30 du/ac	0.43	Vacant	13	yes	Atlantic 1	none
5256002027	Mixed Use I	R-S (PD)	30 du/ac	0.28627	used car lot/service	9	yes		none
5256002007	Mixed Use I	R-3(PD)	30 du/ac	0.42662	residential (8du)	13	yes		none
5256002021	Mixed Use I	R-S (PD)	30 du/ac	0.86541	hotel	26	yes		none
5256003030	Mixed Use I	R-S (PD)	30 du/ac	2.96234	shopping center/parking lot	89	yes		none
5256003028	Mixed Use I	R-S (PD)	30 du/ac	0.24921	parking lot	7	yes	Atlantic 2	none
5256003034	Mixed Use I	R-S (PD)	30 du/ac	0.39904	gas station	12	yes		none
5256003031	Mixed Use I	R-S (PD)	30 du/ac	0.16509	commercial/retail	5	yes		none
5256003029	Mixed Use I	R-S (PD)	30 du/ac	0.25123	commercial/retail	8	yes		none
5256003033	Mixed Use I	R-S (PD)	30 du/ac	0.36146	commercial/parking	11	yes		none
5256003027	Mixed Use I	R-S (PD)	30 du/ac	0.25036	single family residential	8	yes		none
5256003035	Mixed Use I	R-S (PD)	30 du/ac	1.67512	commercial/retail	50	yes		none
5256003032	Mixed Use I	R-S (PD)	30 du/ac	0.06318	parking lot	2	yes		none
5256003049	Mixed Use I	R-S (PD)	30 du/ac	1.10254	vacant	33	yes	Atlantic 3	none
5256003042	Mixed Use I	R-S (PD)	30 du/ac	0.64054	bank/parking	19	yes		none
5256003025	Mixed Use I	R-S (PD)	30 du/ac	2.47396	grocery store/parking	74	yes		none
5256003043	Mixed Use I	R-S (PD)	30 du/ac	0.15247	driveway/parking	5	yes		none
5256003041	Mixed Use I	R-S (PD)	30 du/ac	0.62882	parking	19	yes		none
5256003018	Mixed Use I	R-S (PD)	30 du/ac	0.11472	residential (1 du)	3	yes	Atlantic 4	none
5354002001	Mixed Use I	R-S (PD)	30 du/ac	0.33990	auto shop	10	yes		none
5354002002	Mixed Use I	R-S (PD)	30 du/ac	0.33945	auto parts/supply	10	yes		none
5354002021	Mixed Use I	R-S (PD)	30 du/ac	0.73196	office/parking	22	yes		none
5354002003	Mixed Use I	R-S (PD)	30 du/ac	0.73040	car wash	22	yes	Garfield 1	none
5255008017	Mixed Use I	C-B (PD)	30 du/ac	0.49295	commercial/retail	15	yes		none
5255008015	Mixed Use I	C-B (PD)	30 du/ac	0.67438	retail/food	20	yes		none
5255008902	Mixed Use I	C-B (PD)	30 du/ac	0.28631	commercial/retail	9	yes		none
5255008901	Mixed Use I	C-B (PD)	30 du/ac	0.13856	commercial/retail	4	yes		none
5255008010	Mixed Use I	C-B (PD)	30 du/ac	0.20777	commercial/retail	6	yes		none
5255008006	Mixed Use I	C-B (PD)	30 du/ac	0.45466	commercial/retail	14	yes		none
5255008009	Mixed Use I	C-B (PD)	30 du/ac	0.14624	commercial/retail	4	yes		none
5255008900	Mixed Use I	C-B (PD)	30 du/ac	1.24551	commercial/parking	37	yes		none
5255008016	Mixed Use I	C-B (PD)	30 du/ac	0.28501	commercial/retail	9	yes	Garfield 2	none
5257014021	Mixed Use I	C-B (PD)	30 du/ac	0.07504	parking lot	2	yes		none
5257014019	Mixed Use I	C-B (PD)	30 du/ac	0.10767	single family residential	3	yes		none
5257014005	Mixed Use I	C-B (PD)	30 du/ac	0.40805	parking lot	12	yes		none
5257014024	Mixed Use I	C-B (PD)	30 du/ac	0.11868	parking lot	4	yes		none
5257014022	Mixed Use I	C-B (PD)	30 du/ac	0.13969	parking lot	4	yes		none
5257014020	Mixed Use I	C-B (PD)	30 du/ac	0.11230	parking lot	3	yes		none
5257014003	Mixed Use I	C-B (PD)	30 du/ac	0.21136	commercial/parking	6	yes		none
5257014002	Mixed Use I	C-B (PD)	30 du/ac	0.46845	commercial/parking	14	yes		none
5257014006	Mixed Use I	C-B (PD)	30 du/ac	0.64019	parking lot	19	yes		none
5257014004	Mixed Use I	C-B (PD)	30 du/ac	0.78170	commercial/parking	23	yes		none
5257014023	Mixed Use I	C-B (PD)	30 du/ac	0.20407	commercial/retail	6	yes		none
5257014007	Mixed Use I	C-B (PD)	30 du/ac	0.54292	commercial/parking	16	yes		none



**Table A-1: City of Monterey Park - Sites Inventory**

Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density	Acres	Current Use	Realistic Capacity	Infrastructure Capacity	Lot Consolidation/ Opportunity Site Name	On-Site Constraints
5255007008	Mixed Use I	C-B (PD)	30 du/ac	0.08572	commercial/retail	3	yes	Garfield 3	none
5255007044	Mixed Use I	C-B (PD)	30 du/ac	0.18869	commercial/retail	6	yes		none
5255007007	Mixed Use I	C-B (PD)	30 du/ac	0.08690	commercial/retail	3	yes		none
5255007006	Mixed Use I	C-B (PD)	30 du/ac	0.09285	commercial/retail	3	yes		none
5255007002	Mixed Use I	C-B (PD)	30 du/ac	0.13208	commercial/retail	4	yes		none
5255007004	Mixed Use I	C-B (PD)	30 du/ac	0.13026	parking lot	4	yes		none
5255007010	Mixed Use I	C-B (PD)	30 du/ac	0.03670	alley	1	yes		none
5255007009	Mixed Use I	C-B (PD)	30 du/ac	0.10574	commercial/retail	3	yes		none
5255007005	Mixed Use I	C-B (PD)	30 du/ac	0.15069	commercial/retail	5	yes		none
5255007024	Mixed Use I	C-B (PD)	30 du/ac	2.14749	commercial/parking	64	yes		none
5255007045	Mixed Use I	C-B (PD)	30 du/ac	0.32174	parking lot	10	yes		none
5259018028	Mixed Use II	C-S (PD)	30 du/ac	1.29245	commercial/parking	39	yes	Garvey 1	none
5255018008	Mixed Use II	C-B (PD)	30 du/ac	0.21156	residential-2 single family residences	6	yes	Garvey 2	none
5255018010	Mixed Use II	C-B (PD)	30 du/ac	0.42635	parking lot	13	yes		none
5255018013	Mixed Use II	C-B (PD)	30 du/ac	0.07248	commercial/retail	2	yes		none
5255018055	Mixed Use II	C-B (PD)	30 du/ac	0.20302	commercial/parking	6	yes		none
5255018014	Mixed Use II	C-B (PD)	30 du/ac	0.06909	commercial/retail	2	yes		none
5255018009	Mixed Use II	C-B (PD)	30 du/ac	0.17046	parking lot	5	yes		none

Table A-2: ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM  
PURSUANT TO GOVERNMENT CODE SECTION 65863.11

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	FAX Number	E-Mail Address
ALL COUNTIES	3R Real Estate	3605 Long Beach Blvd.	Long Beach	CA	90807	(562) 989-3730	Gary Kammer	(562) 989-3670	<a href="mailto:gkammer@fairviewinc.com">gkammer@fairviewinc.com</a>
ALL COUNTIES	A. F. Evans Development, Inc.	1000 Broadway #300	Oakland	CA	94607	(510) 891-9400	Craig Adelman	(510) 891-9004	
ALL COUNTIES	Affordable Community Housing Trust	7901 La Riviera Drive	Sacramento	CA	95826	(916) 381-2001	M. McClenaghan	(916) 381-7321	<a href="mailto:calum@speedlink.com">calum@speedlink.com</a>
ALL COUNTIES	Allied Pacific Development, LLC	169 Saxony Road, Suite 103	Encinitas	CA	92024	(760) 557-1480		(760) 557-1480	
ALL COUNTIES	Alpha Property Management, Inc.	1755 East Martin Luther King Blvd.	Los Angeles	CA	90058	(323) 231-4174	Francis Rath	(323) 234-3072	<a href="mailto:frath@alphaproperty.com">frath@alphaproperty.com</a>
ALL COUNTIES	American Baptist Homes of the West	6120 Stoneridge Mall Road, 3rd Flr.	Pleasanton	CA	94588	(925) 924-7100	Ancel Romero	(925) 924-7101	
ALL COUNTIES	American Communities, LLC	250 N. Harbor Drive, No. 319	Redondo Beach	CA	90277	(310) 798-5656	Frank Fonseca	(310) 798-0274	
ALL COUNTIES	Amerland Communities, LLC	2878 Camino Del Rio S., Ste. 100	San Diego	CA	92108	(619) 497-3075	Jules Arthur	(619) 497-3085	<a href="mailto:JULES@AMERLAND.BZ">JULES@AMERLAND.BZ</a>
ALL COUNTIES	Bank of America, N.A.	555 California St., 6th Floor	San Francisco	CA	94104	(415) 953-2631	Gabriel Speyer	(415) 622-1671	
ALL COUNTIES	Belveron Real Estate Partners, LLC	268 Bush St., #3534	San Francisco	CA	94104	(415) 273-6801		(415) 520-5688	
ALL COUNTIES	Bentall Residential, LLC	8105 Irvine Center Drive, Suite830	Irvine	CA	92618	(949) 753-0555	Ken Reiner	(949) 753 7590	
ALL COUNTIES	Beyond Shelter Housing Development Corp.	3255 Wilshire Blvd. Ste. 815	Los Angeles	CA	90010	(213) 251-2111	Andrea Davis	(213) 480-0846	
ALL COUNTIES	Brian L. Fitterer, Inc.	4770 Campus Drive, No. 200	Newport Beach	CA	92660	(949) 862-1500	Brian Fitterer	(949) 862-1501	<a href="mailto:BLFINC862@garhtlink.net">BLFINC862@garhtlink.net</a>
ALL COUNTIES	BRIDGE Housing Corporation	345 Spear Strett, Suite 700	San Francisco	CA	94105	(415) 989-1111	Brad Wibilin	(415) 495-4898	
ALL COUNTIES	Bridge Partners	2950 Buskirk Ave., Ste. 312	Walnut Creek	CA	94597	(925) 457-256-3448x13	Julie Gutzwiller	(925) 256-1635	<a href="mailto:gutzwiller@bridgepartners.com">gutzwiller@bridgepartners.com</a>
ALL COUNTIES	BUILD Leadership Development, Inc.	P.O. Box 9414	Newport Beach	CA	92658	(877) 644-9422	Tracy Green	(949) 719-9711	
ALL COUNTIES	Cabouchon Properties, LLC	Pier 9, Suite 114	San Francisco	CA	94111	(415) 433-2000	Susan Terrado	(415) 433-2000	
ALL COUNTIES	California Coalition for Rural Housing	717 K Street, Suite 400	Sacramento	CA	95814	(916) 443-4448	Dewey Bandy	(916) 447-0458	<a href="mailto:DBandy@calruralhousing.org">DBandy@calruralhousing.org</a>
ALL COUNTIES	California Commercial Investment Group	4530 E. Thousand Oaks Blvd., Sute 100	Westlake Village	CA	91362	(805) 495-8400		(805) 495-5471	
ALL COUNTIES	California Community Reinvestment Corp.	225 West Broadway, Ste. 120	Glendale	CA	91204	(818) 550-9800	George Vine	(818) 550-9806	
ALL COUNTIES	California Housing Finance Agency	100 Corporate Pointe, Suite 250	Culver City	CA	90230	(310) 342-5415	Margaret Alvarez	(310) 342-1226	<a href="mailto:malvarez@calhfa.ca.gov">malvarez@calhfa.ca.gov</a>
ALL COUNTIES	California Housing Finance Agency	P.O. Box 4034	Sacramento	CA	95812-4034	(916) 326-8801	Bob Deaner	(916) 327-5115	<a href="mailto:bdeaner@calhfa.ca.gov">bdeaner@calhfa.ca.gov</a>
ALL COUNTIES	California Housing Finance Agency	500 Capitol Mall, Suite 400	Sacramento	CA	95814	(916) 326-8801	Bob Deaner	(916) 327-5115	<a href="mailto:bdeaner@calhfa.ca.gov">bdeaner@calhfa.ca.gov</a>
ALL COUNTIES	California Housing Partnership Corporation	369 Pine Street, Suite 300	San Francisco	CA	94104	(415) 433-6804	Matt Schwartz	(415) 433-6805	<a href="mailto:mwacks@chpc.net">mwacks@chpc.net</a>
ALL COUNTIES	California Human Development Corporation	3315 Airway Drive	Santa Rosa	CA	95403	(707) 523-1155	George Ortiz	(707) 523-3776	
ALL COUNTIES	Chelsea Investment Corporation	725 South Coast Highway 101	Encinitas	CA	92024	(760) 456-6000	Jim Schmid	(760) 456-6001	
ALL COUNTIES	Citizens Housing Corp	26 O'Farrell St. #506	San Francisco	CA	94108	(415) 421-8605	Norrie Boyd, James Buckley	(415) 421-8615	<a href="mailto:home@citizenshousing.org">home@citizenshousing.org</a>
ALL COUNTIES	Community Development & Preservation, LLC	1925 Century Park East, Ste. 1900	Los Angeles	CA	90067	(310) 208-1888	Charles L. Schewennesen	(310) 208-1717	
ALL COUNTIES	Community Housing Assistance Program, Inc.	3803 E. Casselle Ave	Orange	CA	92869	(714) 744-6252	Ken Robertson	(714) 744-6850	<a href="mailto:chapahq1@aol.com">chapahq1@aol.com</a>
ALL COUNTIES	Community Housing Works	4305 University Ave. Suite 550	San Diego	CA	92105	(619) 282-6647	Anne Wilson	(619) 282-4145	
ALL COUNTIES	Corporation for Better Housing	15303 Ventura Blvd., Suite 1100	Sherman Oaks	CA	91403	(818) 905-2430 x106	Mary Silverstein	(818) 905-3839	
ALL COUNTIES	Creative Housing Coalition	4612 Alta Canyon Road	La Canada	CA	91011	(805) 736-9342	Jane Anderson	(805) 736-9342	
ALL COUNTIES	Dawson Holdings, Inc.	300 Turney Street, 2nd Floor	Sausalito	CA	94965	(801) 244-6658	Tim Fluetsch	(801) 733-6116	
ALL COUNTIES	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman	(818) 708-1944	
ALL COUNTIES	Domus Development, LLC	594 Howard St., Ste 204	San Francisco	CA	94105	(415) 856-0010	Meea Kang	(415) 856-0264	
ALL COUNTIES	EAH, Inc.	2169 E. Francisco Blvd., Ste. B	San Rafael	CA	94901	(415) 258-1800	Alvin Bonnett	(415) 453-3683	<a href="mailto:ab@eah.org">ab@eah.org</a>
ALL COUNTIES	East Los Angeles Community Corporation	530 South Boyle Avenue	Los Angeles	CA	90033	(323) 269-4214	Ernesto Espinoza	(323) 261-1065	
ALL COUNTIES	Episodes International, LLC	3480 Torrance Blvd., Suite 100	Torrance	CA	90503	(310) 971-8046	Fearl Sharayne Chatman	(310) 540-8336	
ALL COUNTIES	Fairfied Residential LLC	5510 Morehouse Drive, Suite 200	San Diego	CA	92121	(858) 824-6406	Paul Kudirka	(858) 635-8606	<a href="mailto:pkudirka@ffres.com">pkudirka@ffres.com</a>
ALL COUNTIES	Fallbrook Capital Corporation	6700 Fallbrook Avenue, #111	West Hills	CA	91307	(818) 712-6931	Brandt Blaken	(818) 712-6931	
ALL COUNTIES	Foundation for Affordable Housing III, Inc.	2600 Michelson Dr, Ste. 1050	Irvine	CA	92612	(949) 440-8277	Tom or Deborah Willard	(949) 440-8275	<a href="mailto:willard@home.com">willard@home.com</a>
ALL COUNTIES	Foundation for Affordable Housing, Inc.	30950 Rancho Viejo Road, Suite 100	San Juan Capistrano	CA	92675	(949) 443-9101	Wallace K. Shepherd	(949) 443-9133	<a href="mailto:Afrdbhsng@aol.com">Afrdbhsng@aol.com</a>
ALL COUNTIES	Goldrich & Kest Industries, LLC	5150 Overland Avenue	Culver City	CA	90230	(310) 204-2050	Carole Glodney	(310) 204-1900	<a href="mailto:Carole@Gkind.com">Carole@Gkind.com</a>
ALL COUNTIES	GWR Homes, Inc.	1445 Huntington Drive, #200	South Pasadena	CA	91030	(626) 441-5900	Lynda Murray Thomas	(626) 441-5900	
ALL COUNTIES	Hampstead Development Group, Inc.	3413 30th Street	San Diego	CA	92104	(619) 543-4200	Chris Foster	(619) 543-4220	
ALL COUNTIES	Hampstead Partners, Inc.	1205 Prospect Street	La Jolla	CA	92037	(858) 456-6500	Jefferson E. Jallo	(858) 456-9590	<a href="mailto:jeff@hampstead.com">jeff@hampstead.com</a>
ALL COUNTIES	HELP Development Corp.	30 East 33rd St	New York City	NY	10016	(212) 779-3350	John Maneval	(212) 444-3860	<a href="mailto:hdcproperties@worldnet.att.net">hdcproperties@worldnet.att.net</a>
ALL COUNTIES	Hendricks & Partners	3100 Zinfandel Drive, Suite 100	Rancho Cordova	CA	65970	(916) 638-5000	Al Inouye	(916) 638-5800	<a href="mailto:ivansteyn@hpapts.com">ivansteyn@hpapts.com</a>
ALL COUNTIES	Highland Pacific Development Company	3230 Eastlake Avenue, Ste. B	Seattle	WA	98102	(206) 568-6566	Matthew J. Campbell	(206) 568-6566	
ALL COUNTIES	Insight Development	No contact information provided					Wah Chen		
ALL COUNTIES	Joshua's House	24111 NE Halsey St., Ste. 203	Troutdale	OR	97060	(503) 661-1999	Mark Miles	(503) 667-8253	<a href="mailto:mark@joshuashouse.org">mark@joshuashouse.org</a>
ALL COUNTIES	KDF Communities, LLC	1301 Dove St., Suite 720	Newport Beach	CA	92660	(949) 622-1888 x 207	John Bernard	(949) 851-1819	
ALL COUNTIES	Linc Housing Corporation	100 Pine Avenue, # 500	Long Beach	CA	90802	(562) 684-1100	Hunter L. Johnson	(562) 684-1137	
ALL COUNTIES	Maximus Properties, LLC	23586 Calabasas Road, Ste. 103	Calabasas	CA	91302	(818) 449-4004	Jeffrey S. McGuire	(818) 449-4004	<a href="mailto:jmcguire@remax.net">jmcguire@remax.net</a>
ALL COUNTIES	MBK Management Corporation	23586 Calabasas Road, Ste. 100	Los Angeles	CA	91302	(818) 222-2800	Mark Kanter	(818) 222-1793	<a href="mailto:mkanter@crcllc.com">mkanter@crcllc.com</a>
ALL COUNTIES	Mercy Housing California	1360 Mission St., Suite 300	San Francisco	CA	94103	415-355-7160	Janet Falk	(415) 553-6373	<a href="mailto:ifalk@mercyhousing.org">ifalk@mercyhousing.org</a>
ALL COUNTIES	Mercy Housing, Inc.	601 18th Avenue, Ste. 150	Denver	CO	80203	(303) 830-3374	Chuck Wehrwein/Jocelyn Rodde	(303) 830-3451	<a href="mailto:cwehrwein@mercyhousing.org">cwehrwein@mercyhousing.org</a> or <a href="mailto:jrodda....">jrodda....</a>
ALL COUNTIES	Mesa Realty Advisors	56 Chana Blanca	Henderson	NV	89012	(310) 213-5310	Rick W. Toney		
ALL COUNTIES	Mill Rock Capital, LLC	4 Embarcadero Center, 3rd Floor	San Francisco	CA		(415) 730-7126	Brent Reid	---	
ALL COUNTIES	Monica Munoz			CA					
ALL COUNTIES	National Affordable Housing Trust	2335 North Bank Drive	Columbus	OH	43220	(614) 451-9929	Robert Snow	(614) 451-3370	<a href="mailto:bsnow@naht.org">bsnow@naht.org</a>

Table A-2: ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM  
PURSUANT TO GOVERNMENT CODE SECTION 65863.11

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	FAX Number	E-Mail Address
ALL COUNTIES	National Church Residences	2335 North Bank Drive	Columbus	OH	43220	(614) 451-2151	John E. Stock	(614) 451-0351	<a href="mailto:istock@ncr.org">istock@ncr.org</a>
ALL COUNTIES	National Housing Development Corporation	10621 Civic Center Drive, First Floor	Rancho Cucamonga	CA	91730	(909) 291-1400	David Garcia	(909) 291-1401	<a href="mailto:dgarcia@NHDC.org">dgarcia@NHDC.org</a>
ALL COUNTIES	National Housing Trust	P.O. Box 3458	Walnut Creek	CA	94598	(925) 945-1774	Donna Kelley	(925) 945-7720	<a href="mailto:dKelley@NHTINC.ORG">dKelley@NHTINC.ORG</a>
ALL COUNTIES	Newport Development, LLC	9 Cushing, Ste. 200	Irvine	CA	92618	(949) 923-7812	Warren Allen	(949) 585-0449	
ALL COUNTIES	OSM Investment Company	5155 Rosecrans Avenue, Ste. 120	Hawthorne	CA	90250	(310) 676-0451	Michael Orwitz	(310) 676-0497	<a href="mailto:osm@earthlink.net">osm@earthlink.net</a>
ALL COUNTIES	Palm Desert Development Company	PO Box 3958	Palm Desert	CA	92261	(760) 568-1048	Karen Merritt	(760) 568-9761	
ALL COUNTIES	Pangaea Real Estate, Inc.	P.O. Box 9415	Newport Beach	CA	92658	(775) 854-4332	Tracy Green	(775) 806-4599	
ALL COUNTIES	Paramount Financial Group, Inc.	1655 North Main Street, Suite 220	Walnut Creek	CA	94596	(800) 850-0694	Scott Fricker	(925) 927-4793	<a href="mailto:sfricker@paramountwest.com">sfricker@paramountwest.com</a>
ALL COUNTIES	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti	(707) 762-4657	
ALL COUNTIES	Related Companies of California	18201 Von Karman Ave. Ste. 400	Irvine	CA	92612	(949)660-7272	William Witte	(949) 660-7273	<a href="mailto:Bwitte@related.com3">Bwitte@related.com3</a>
ALL COUNTIES	Renaissance Housing Communities	110 Pacific Avenue, Suite 292	San Francisco	CA	94111	(415)0419-4027	David Silver	(415) 789-448	
ALL COUNTIES	Resources for Community Development	2730 Telegraph Ave	Berkeley	CA	94705	(510). 841.4410	Dan Sawislak	(916) 548-3502	<a href="http://www.rcdhousing.org">www.rcdhousing.org</a>
ALL COUNTIES	Retirement Housing Foundation	5150 E. Pacific Coast HWY., Ste. 600	Long Beach	CA	90804	(562) 597-5541	Dr. Laverne R. Joseph	(562) 597-6641	<a href="mailto:drjoseph@rhf.org">drjoseph@rhf.org</a>
ALL COUNTIES	Richman Group of California, LLC.	21520 Yorba Linda Blvd, Suite G-548	Yorba Linda	CA	92887	(714) 837-6138	Pamela Mikus		<a href="mailto:MikusP@therichmangroup.com">MikusP@therichmangroup.com</a>
ALL COUNTIES	Scott Williams	No contact information provided							
ALL COUNTIES	Shelem, Inc	24111 NE Halsey St., Ste. 202	Troutdale	OR	97060	(503) 661-1999	Mark Miles	(503) 667-8253	<a href="mailto:mark@shelem.org">mark@shelem.org</a>
ALL COUNTIES	Skyline Real Estate Development & Acquisitions, Inc.	P.O. Box 7613	Newport Beach	CA	92658	(949) 293-4705	Lynn Miller	(949) 719-9711	<a href="mailto:skylinerealestate@cox.net">skylinerealestate@cox.net</a>
ALL COUNTIES	SLSM, LLC	651 29th St.	San Francisco	CA	94101	(415) 826-0301	Ste.phen Matton	(415) 826-4122	<a href="mailto:mattoon@ix.netcom.com">mattoon@ix.netcom.com</a>
ALL COUNTIES	Solari Enterprises, Inc.	1544 W. Yale Ave	Orange	CA	92687	(714) 282-2520	Bruce Solari	(714) 282-2521	<a href="mailto:solari@solari-ent.com">solari@solari-ent.com</a>
ALL COUNTIES	Squier Properties, LLC	1157 Lake Street	Venice	CA	90291	(310) 418-6389	Scott Richards	(310) 418-6389	<a href="mailto:gsquier@earthlink.net">gsquier@earthlink.net</a>
ALL COUNTIES	Steadfast Properties and Development, Inc.	20411 S.W. Birch Street, Ste.. 200	Newport Beach	CA	92660-1797	(949) 852-0700	Sarah Metherell	(949) 852-0143	<a href="mailto:smetherell@Ste.adfastcompanies.com">smetherell@Ste.adfastcompanies.com</a>
ALL COUNTIES	Survivors of Assault Recovery	6333 College Grove Way F3	San Diego	CA	92115	(619) 582-4914	Joyce Edge	none	
ALL COUNTIES	SWJ Housing	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson	(707) 634-1422	
ALL COUNTIES	The John Stewart Company	1388 Sutter St., 11th Floor	San Francisco	CA	94109	(415) 345-4400	Jack Gardner	(415) 614-9175	<a href="mailto:jscost@isco.net">jscost@isco.net</a>
ALL COUNTIES	The Trinity Housing Foundation	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	(925) 215-2403	<a href="mailto:bleone@apr.com">bleone@apr.com</a>
ALL COUNTIES	Townspeople, Inc.	3960 Park Blvd	San Diego	CA	92115	(916) 327-2643	Jon P. Derryberry	(619) 295-4203	<a href="http://www.townspeople.com">www.townspeople.com</a>
ALL COUNTIES	Treadstone Housing , LLC	1010 2nd Avenue, Suite 1040	San Diego	CA	92101	(619) 794-2200	Courtney D. Allen	(619) 794-2202	
ALL COUNTIES	Union Partners Realty Group, Inc.	24 Professional Center, Ste. 250	San Rafael	CA	94903	(415) 446-1811	Michael McDonnell	(415) 383-0701	<a href="mailto:UPRG@aol.com">UPRG@aol.com</a>
ALL COUNTIES	USA Properties Fund	2440 Professional Drive	Roseville	CA	95661	(916) 773-5866	Geoffrey C. Brown	(916) 773-5866	
ALL COUNTIES	Wakeland Housing & Community Development	625 Broadway, Ste. 1000	San Diego	CA	92010	(619) 235-2296	Ken Sauter	(619) 235-5386	
ALL COUNTIES	West Bay Housing Corporation	1390 Market Street, Ste. 405	San Francisco	CA	94102	(415) 618-0012	Bill Pickel	(415) 618-0228	
ALL COUNTIES	William G. Ayyad, Inc.	9252 Cheseapeake Dr., Suite 100	San Diego	CA	92123	(858) 244-0900 x 103	Jamo Kennedy	(858) 244-0909	
ALL COUNTIES	WNC Community Preservation Partners, LLC	17782 Sky Park Circle	Irvine	CA	92620	(714) 662-5565 x 278		(714) 662-4412	
LOS ANGELES	A Community of Friends	3345 Wilshire Blvd., Ste. 1000	Los Angeles	CA	90010	(213) 480-0809	J. Monique Lawshe	(213) 480-1788	<a href="mailto:ACOF@Earthlink.Net">ACOF@Earthlink.Net</a>
LOS ANGELES	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth	(818) 332-8101	
LOS ANGELES	Access Community Housing, Inc.	2250 E. Imperial Highway, #200	El Segundo	CA	90245	(310) 648-6648	Herb Child	(310) 648-6649	
LOS ANGELES	Affordable Homes	P.O. Box 900	Avilla Beach	CA	93424	(805) 773-9628	Harold Rosen	(805) 773-9629	<a href="mailto:Hrosen@email.msn.com">Hrosen@email.msn.com</a>
LOS ANGELES	Affordable Housing People	7720 B El Camino Real, Ste. 159	Carlsbad	CA	92009	(760) 436-5979	Lance Carnow	(760) 436-5929	<a href="mailto:LANCECAR@MILL.NET">LANCECAR@MILL.NET</a>
LOS ANGELES	Century Housing Corporation	300 Corporate Pointe, Ste. 500	Culver City	CA	90230	(310) 642-2007	Ken Reed	(310) 258-0710	
LOS ANGELES	Century Pacific Equity Corporation	1925 Century Park East, Ste. 1900	Los Angeles	CA	90067	(310) 208-1888	Charles L. Schewennesen	(310) 208-1717	
LOS ANGELES	City Housing Real Estate Services	PO Box 561574	Los Angeles	CA	90056	(562) 809-8152	Carmen Hill		<a href="mailto:CitiHousing20@aol.com">CitiHousing20@aol.com</a>
LOS ANGELES	City of Pomona Housing Authority	505 South Garey Ave	Pomona	CA	91766	(909) 620-2120	Hector Apodaca	(909) 620-3702	<a href="mailto:Hector_Apodaca@ci.Pomana.Ca.us">Hector_Apodaca@ci.Pomana.Ca.us</a>
LOS ANGELES	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson	(213) 252-4422	
LOS ANGELES	Community Partnership Dev. Corp	7225 Cartwright Ave	Sun Valley	CA	91352	(818) 503-1548	Ollie Mc Caulley	(818) 765-0047	<a href="mailto:cpdc@earthlink.net">cpdc@earthlink.net</a>
LOS ANGELES	Community Rehabilitation Services, Inc	4716 Cesar E. Chavez Ave.	Los Angeles	CA	90022	(323) 266-0453	Al Rivera	(323) 266-7992	<a href="mailto:crscla@pacbell.net">crscla@pacbell.net</a>
LOS ANGELES	CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods	(626) 599-8463	
LOS ANGELES	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman	(818) 708-1944	
LOS ANGELES	Doty-Burton Associates	1224 East Wardlow Road	Long Beach	CA	90807	(562) 5957567	Ste.phen Doty	(562) 492-6647	<a href="mailto:Sdoty@Lomco.com">Sdoty@Lomco.com</a>
LOS ANGELES	Eden Housing, Inc.	409 Jackson St	Hayward	CA	94544	(510) 582-1460	Catherine A. Merschel	(510) 582-6523	<a href="mailto:Cmerschel@edenhousing.org">Cmerschel@edenhousing.org</a>
LOS ANGELES	FAME Housing Corporation	2248 S. Hobart Blvd	Los Angeles	CA	90018	(323) 737-0897	Peggy G. Hill	(323) 737-0292	<a href="http://www.FAME.CHURCH.ORG">www.FAME.CHURCH.ORG</a>
LOS ANGELES	Foundation for Quality Housing Opportunities, Inc.	4640 Lankershim Blvd., #204	North Hollywood	CA	91602	(818) 763-0810	Sy or Gary Braverman	(818) 766-0635	
LOS ANGELES	Francis R. Hardy, Jr.	2735 W. 94th Street	Inglewood	CA	90305	(323) 756-6533	Francis R. Hardy, Jr.	(323) 756-6533	
LOS ANGELES	Hart Community Homes	2807 E. Lincoln Ave	Anaheim	CA	92086	(714) 630-1007	William Hart	(714) 630-3714	
LOS ANGELES	Hollywood Community Housing Corp.	1726 N. Whitley Ave	Hollywood	CA	90028	(323) 469-0710	Christina V. Duncan	(323) 469-1899	
LOS ANGELES	Home and Community	2425 Riverside Place	Los Angeles	CA	90039	(213) 910-9738	Sabrina Williams	(213) 913-5819	
LOS ANGELES	Hope - Net	760 S. Westmoreland Ave	Los Angeles	CA	90005	(213) 389-9949	Canoace Whalen	(213) 389-0098	<a href="mailto:hope-net@pacbell.net">hope-net@pacbell.net</a>
LOS ANGELES	Housing Authority of the City of Los Angeles	2500 Wilshire Blvd, PHA	Los Angeles	CA	90057	(213) 252-4269	Larry Goins		
LOS ANGELES	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar		<a href="mailto:HCACCROMAR@DESSRETONLINE.COM">HCACCROMAR@DESSRETONLINE.COM</a>
LOS ANGELES	Irvine Housing Opportunities	21921 Dupont Drive, Suite 105	Irvine	CA	92612	(949) 863-9740	Rochelle Mills	(949) 863-9746	
LOS ANGELES	Jamboree Housing Corporation	2081Business Center Dr #216	Irvine	CA	92612	(949) 263-8676	Lila Lieberthal	(949) 263-0647	<a href="mailto:Jamboree@ibm.net">Jamboree@ibm.net</a>
LOS ANGELES	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller	(619) 795-7151	

Table A-2: ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM  
PURSUANT TO GOVERNMENT CODE SECTION 65863.11

<u>County</u>	<u>Organization</u>	<u>Address</u>	<u>City</u>	<u>ST</u>	<u>Zip</u>	<u>Phone Number</u>	<u>Contact Person</u>	<u>FAX Number</u>	<u>E-Mail Address</u>
LOS ANGELES	Korean Youth & Community Center, Inc. (KYCC)	680 S. Wilton Place	Los Angeles	CA	90005	(213) 365-7400	Jimmy Lee	(213) 353-1280	
LOS ANGELES	Latin American Civic Assoc.	340 Parkside Dr	San Fernando	CA	91340	(818) 361-8641	Ray Valenzuela	(818) 365-6781	
LOS ANGELES	Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley	(562) 434-3330	
LOS ANGELES	Los Angeles Center for Affordable Tenant Housng	1296 N. Fairfax Avenue	Los Angeles	CA	90046	(323) 656-4410	Larry Gross	(323) 656 -4416	
LOS ANGELES	Los Angeles Community Design Center	701 E. Third St., Ste. 400	Los Angeles	CA	90015	(213) 629-2702 X734	Lisa Luboff	(213) 627-6407	Ebarnes@lacdc.com or rcx@lacdc.com
LOS ANGELES	Los Angeles Housing Department/ Policy Planning Unit	1200 W.7th Street, 9th Floor	Los Angeles	CA	90017	(213) 808-8654	Franklin Campos	(213) 808-8999	fcampos@lahd.lacity.org
LOS ANGELES	Los Angeles Housing Partnership, Inc.	515 S Figueroa St. Ste. #940	Los Angeles	CA	90071	(213) 629-9172	Louis J. Bernardy	(213) 629-9179	ljbernardy@earthlink.net
LOS ANGELES	Los Angeles Low Income Housing Corp. (LALIH)	1041 South Crenshaw	Los Angeles	CA	90019	(323) 954-7575	Jim Peerson	(323) 954-7580	peergroupcorp@earthlink.net
LOS ANGELES	LTSC Community Development Corporation	231 East Third Street, Ste. G 106	Los Angeles	CA	90013	(213) 473-1680	Erich Nakano	(213) 473-1681	enakano@fc.ltsc.org
LOS ANGELES	Many Mansions, Inc.	1459 E. Thousand Oaks Blvd.,Ste.C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin	(805) 496-4948	danhardy@west.net
LOS ANGELES	Menorah Housing Foundation	1618 Cotner avenue	Los Angeles	CA	90025	(310) 477-4942	Anne Friedrich	(310) 477-5307	afriedrich@menorahhousing.org
LOS ANGELES	Nehemiah Progressive Housing Dev. Corp.	1851 Heritage Lane, Ste. 201	Sacramento	CA	95860	(916) 231-1999	Kenneth Watkins	(916) 923-2460	projmng@nahemiahprogram.org
LOS ANGELES	Nexus for Affordable Housing	1544 W. Yale Avenue	Orange	CA	92867	(714) 282-2520	Bruce Solari	(714) 282-2521	bruce@solari-ent.com
LOS ANGELES	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600x 25	Todd Cottle	(714) 242-2092	
LOS ANGELES	PICO UNION HOUSING CORPORATION	1345 S. Toberman	Los Angeles	CA	90015	(213) 252-1991	Genny R. Alberts	(213) 252-9285	
LOS ANGELES	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria	(323) 661-2936	
LOS ANGELES	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Jonathan Emami	(408) 494-3111	
LOS ANGELES	Shelter For The Homeless	15161 Jackson St.	Midway City	CA	92655	(714) 897-3221	Jim Miller	(714) 893-6858	shelter@compuall.net
LOS ANGELES	Skid Row Housing Trust	1317 E. 7th St	Los Angeles	CA	90021	(213) 683-0522	Jim Bonar	(213) 683-0781	
LOS ANGELES	Southern California Housing Development Corp	8265 Aspen St., Ste. 100	Rancho Cucamonga	CA	91730	(909) 483-2444	D. Anthony Mize	(909) 483-2448	tmize@SCHDC.com
LOS ANGELES	Southern California Presbyterian Homes	516 Burchett Street	Glendale	CA	91203	(818) 247-0420	Sally Little	(818) 247-0420	sallylittle@scphs.com
LOS ANGELES	The East Los Angeles Community Union (TELACU)	5400 East Olympic Blvd., Ste. 300	Los Angeles	CA	90022	(323)721-1655	Jasmine Borrego	(323) 721-3560	Jasminetrm@aol.com
LOS ANGELES	The Long Beach Housing Development Co.	333 W. Ocean Blvd., 2nd Flr	Long Beach	CA	90802	(562) 570-6926	Diana V. McNeel	(562)570-6746	
LOS ANGELES	West Hollywood Community Housing Corp.	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771 X17	Rose Olsen	(323) 6504745	
LOS ANGELES	Winnetka King, LLC	23586 Calabasas Road, Ste. 100	Los Angeles	CA	91302	(818) 222-2800 x204	Rick Macaya	(818) 222-2800	